



APPLICATION ACCEPTED: May 18, 2012  
BOARD OF ZONING APPEALS: July 18, 2012  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

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July 11, 2012

## STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-SP-030

### SPRINGFIELD DISTRICT

**APPLICANT:** Stephen Scott Bowers

**OWNERS:** Stephen Scott Bowers  
Susan Mary Bowers

**SUBDIVISION:** Little Rocky Run

**STREET ADDRESS:** 13707 Stonehunt Court, Clifton, 20124

**TAX MAP REFERENCE:** Tax Map 65-2 ((07)) 248

**LOT SIZE:** 12,005 square feet

**ZONING DISTRICT:** R-3 Cluster  
WS, Water Supply Protection Overlay District

**ZONING ORDINANCE PROVISIONS:** 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction of certain yard requirements to permit construction of addition 15' 9" feet from rear lot line.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2012-SP-030 for the addition with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

*O:\vhorner\Special Permits\Bowers 50%\Staff Report Bowers.doc*

*Rebecca Horner*

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

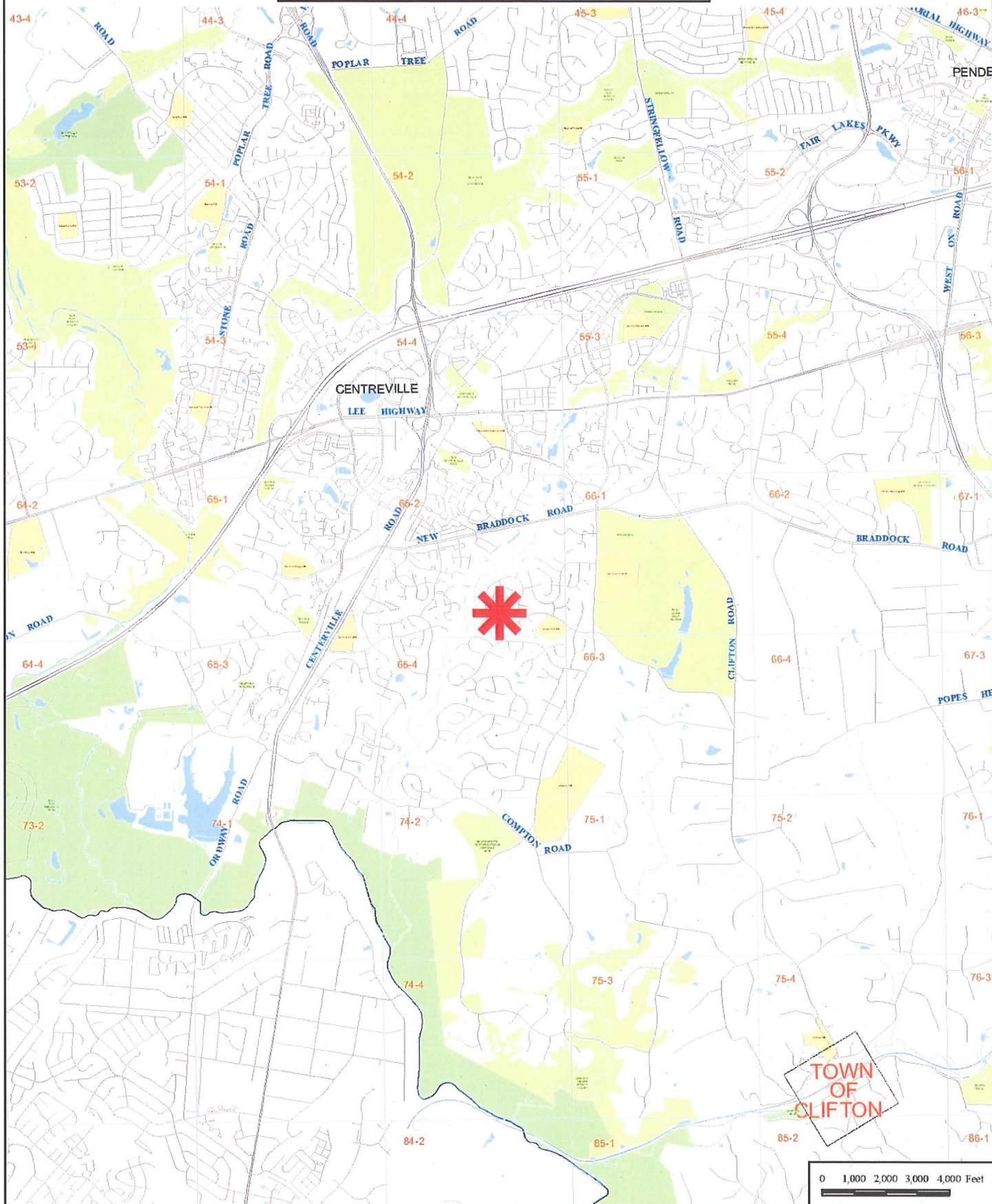
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

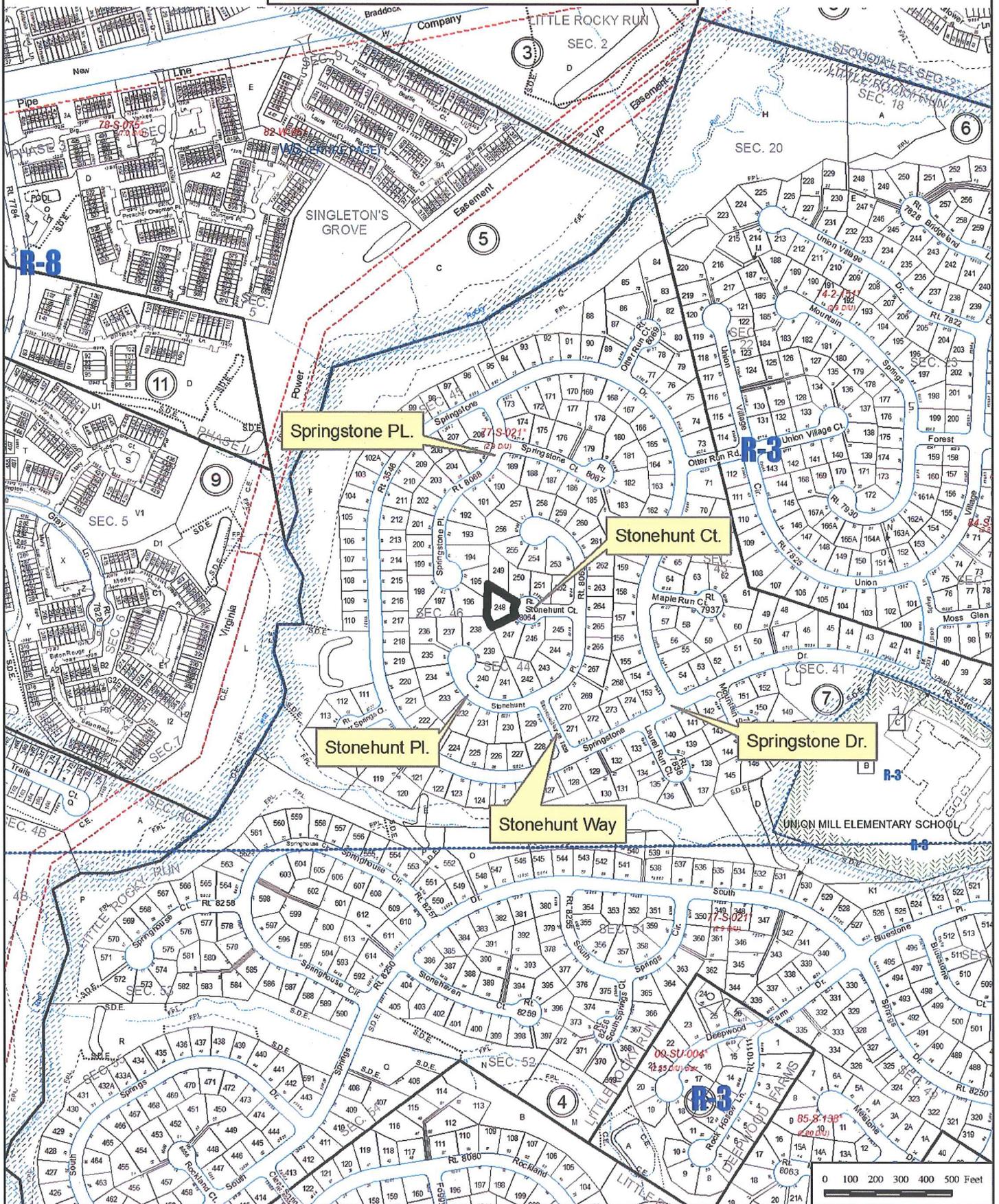


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Permit**  
**SP 2012-SP-030**  
**STEPHEN SCOTT BOWERS**



**Special Permit**  
**SP 2012-SP-030**  
**STEPHEN SCOTT BOWERS**



Springstone Pl.

Stonehunt Ct.

Stonehunt Pl.

Springstone Dr.

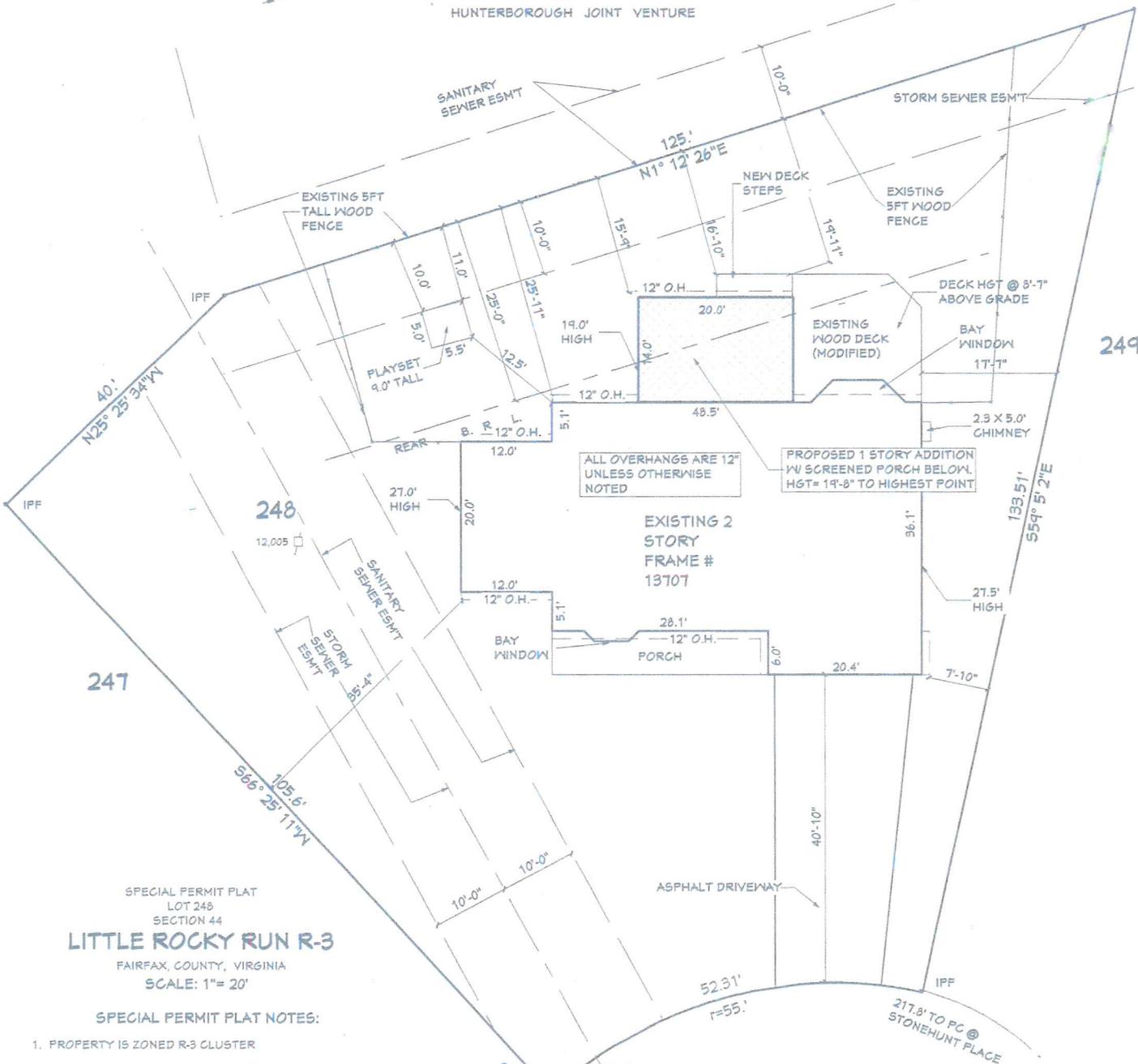
Stonehunt Way

UNION MILL ELEMENTARY SCHOOL



THIS LOT IS WITHIN ZONE "X"  
PER F.E.M.A. MAP.

N/F  
HUNTERBOROUGH JOINT VENTURE



SPECIAL PERMIT PLAT  
LOT 248  
SECTION 44  
**LITTLE ROCKY RUN R-3**  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"= 20'

**SPECIAL PERMIT PLAT NOTES:**

1. PROPERTY IS ZONED R-3 CLUSTER
2. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. NO TITLE REPORT FURNISHED.
4. IPF-DENOTES IRON PIPE FOUND.
5. 10' STORM AND SANITARY EASEMENTS ARE SHOWN.
6. LOT IS WITHIN ZONE "X" PER F.E.M.A. MAP.
7. NO LANDSCAPING OF TREES, SHRUBS, OR LAND-FILL ARE PROPOSED FOR THIS PROJECT.

**REQUIRED YARDS:**  
FRONT = 20 FEET  
SIDES = MIN 8 FEET W/TOTAL OF 20 FT.  
REAR = 25 FEET

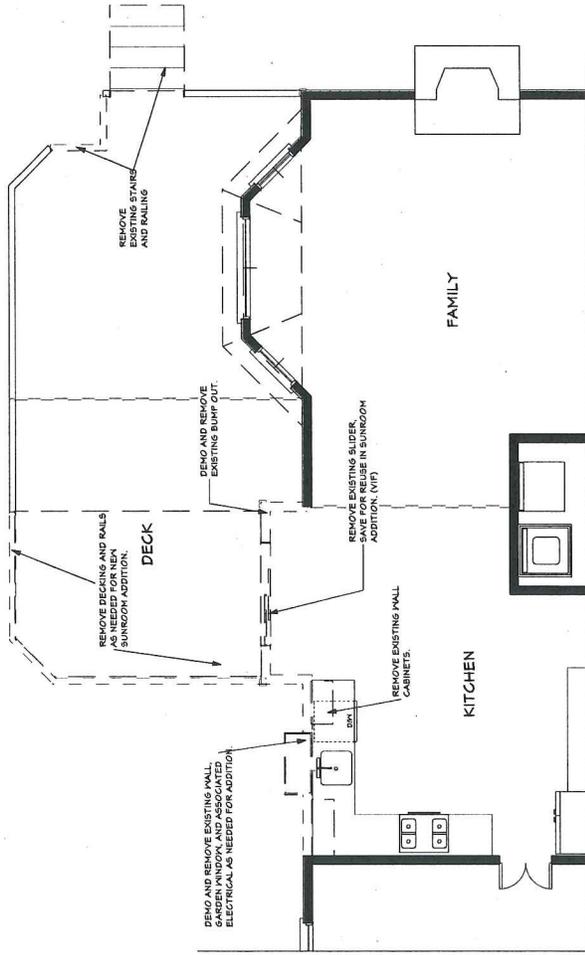
EXISTING SQ/FT = 3151 SQ/FT  
PROPOSED SQ/FT = 560 SQ/FT



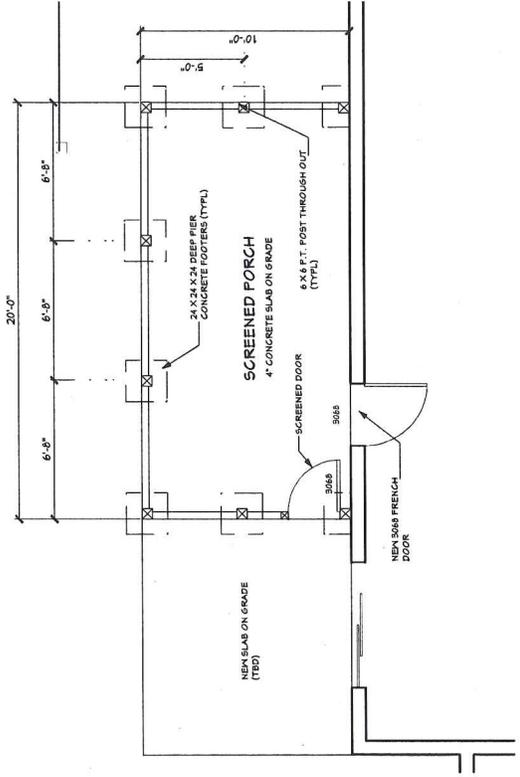
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PARTIAL 1ST FLOOR DEMO  
1/4"=1'-0"



LOWER LEVEL FOUNDATION/PORCH PLAN  
1/4"=1'-0"

**WEST ARCHITECTURAL DESIGNS LLC.**  
3500 HOMELAND TERR OLNEY MD 20832  
MAIN - (301) 570-6741  
FAX - (301) 570-6742  
mailto:matewest01@verizon.net  
www.westarchitecturaldesigns.com

**DISCLAIMER**  
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS SHOWN ON THE JOB. RESPECTIVE DRAWINGS SHOWN IN THESE DRAWINGS ARE ONLY A REPRESENTATION OF THE FINAL PRODUCT. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

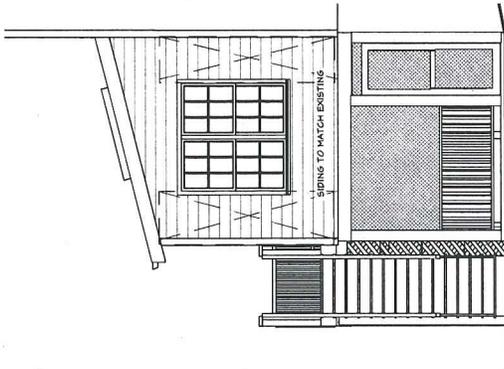
**CLIENT NAME & ADDRESS**  
BOMERS RESIDENCE  
13707 STONEHUNT CT.  
CLIFTON, VA. 20124

REVISIONS	
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2	
3	

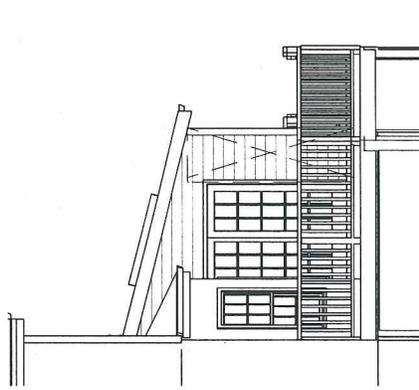
DATE:	01-09-2011
SCALE:	AS SHOWN
DRAWN BY:	NHP
FILE NAME:	BOMERS REAR
	ADD: PERMIT 1824



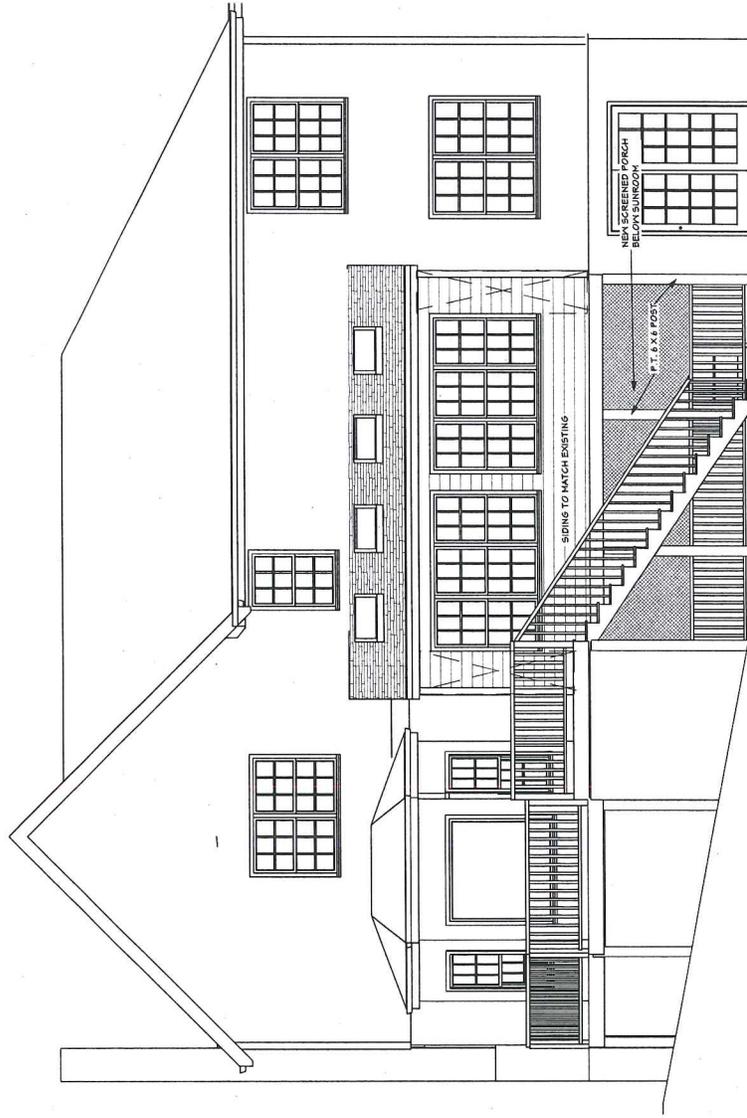




LEFTSIDE ELEVATION  
1/4"=1'-0"



RIGHTSIDE ELEVATION  
1/4"=1'-0"



REAR ELEVATION  
1/4"=1'-0"

**DISCLAIMER**  
 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS SHOWN ON THE JOB. THE ARCHITECT SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. RESPECTIVE DRAWINGS AND SPECIFICATIONS ARE ONLY A REPRESENTATION OF THE FINAL PRODUCT. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

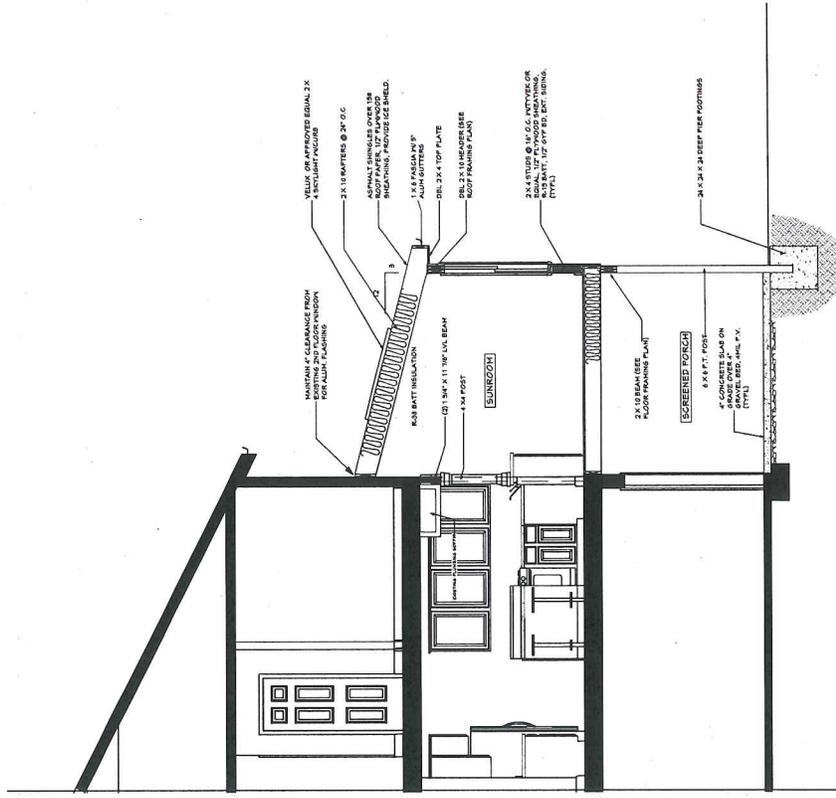
**CLIENT NAME & ADDRESS**  
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 13707 STONEHUNT CT.  
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REVISIONS
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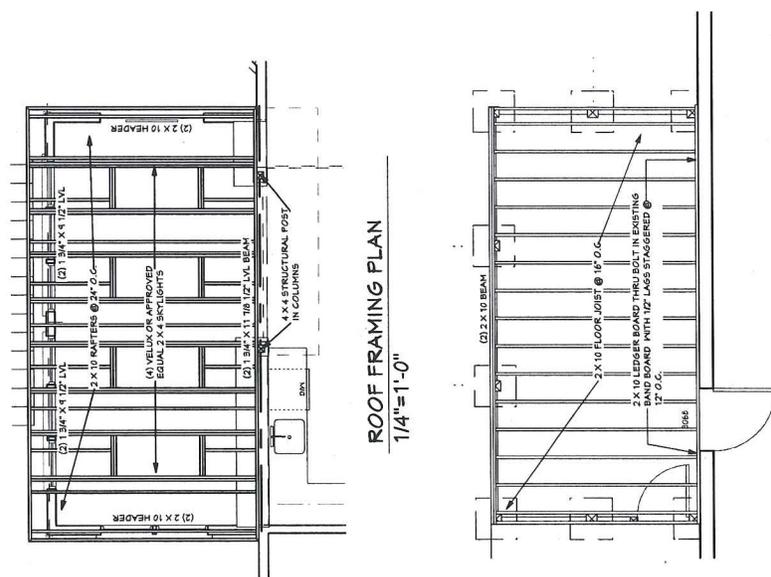
DATE: 01-09-2011  
 SCALE: AS SHOWN  
 DRAWN BY: NHN  
 FILE NAME: BOMERS REAR  
 APP. PERMIT: 18284

SHEET  
**A.4**

**WEST ARCHITECTURAL DESIGNS LLC.**  
 3500 HOMELAND TER OLNEY MD. 20832  
 MAIN: (301) 570-6741  
 FAX: (301) 570-6742  
 mwest001@verizon.net  
 www.westarchitecturaldesigns.com



REAR ELEVATION  
1/4"=1'-0"



ROOF FRAMING PLAN  
1/4"=1'-0"

1ST FLOOR FRAMING PLAN  
1/4"=1'-0"

**DISCLAIMER**  
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCHEDULE PER ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS. DIMENSIONS ARE ONLY A REPRESENTATION OF THE FINAL PRODUCT. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**CLIENT NAME & ADDRESS**  
BOMERS RESIDENCE  
13707 STONEHUNT CT.  
CLIFTON, VA. 20124

REVISIONS
1
2
3

DATE:	01-09-2011
SCALE:	A5 SHOWN
DRAWN BY:	NHN
FILE NAME:	BOMERS REAR
APP. PERMIT:	1834

SHEET  
**A.5**

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3500 HOMELAND TER OLNEY MD. 20832  
natedes00@verizon.net  
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MAIN: (301) 576-6741  
FAX: (301) 576-6742

### Pictures of Property

Figure 1 below represents the location of pictures taken from different vantage points of our backyard property within our property boundary. The numbers correspond to the pictures below while the arrow is the direction in which the picture was taken.

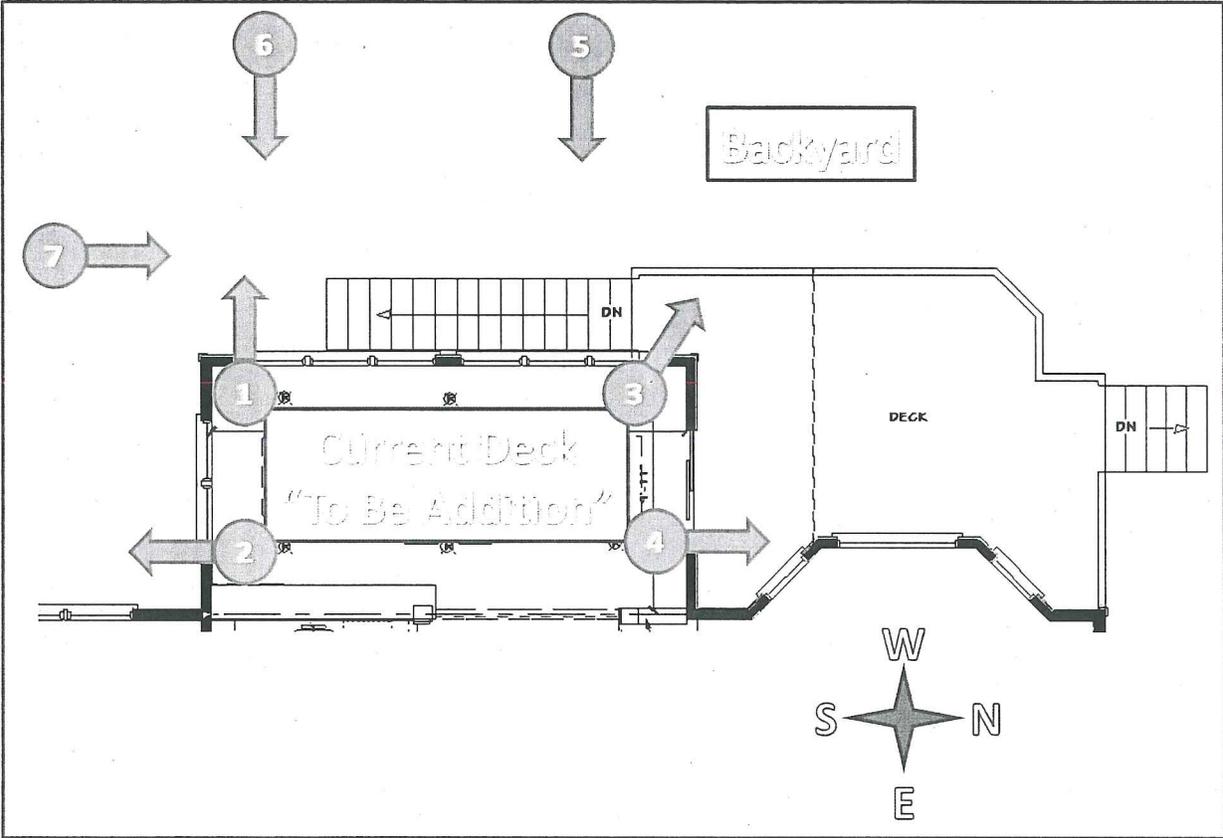


Figure 1: Location of pictures from backyard.

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Zoning Evaluation Division



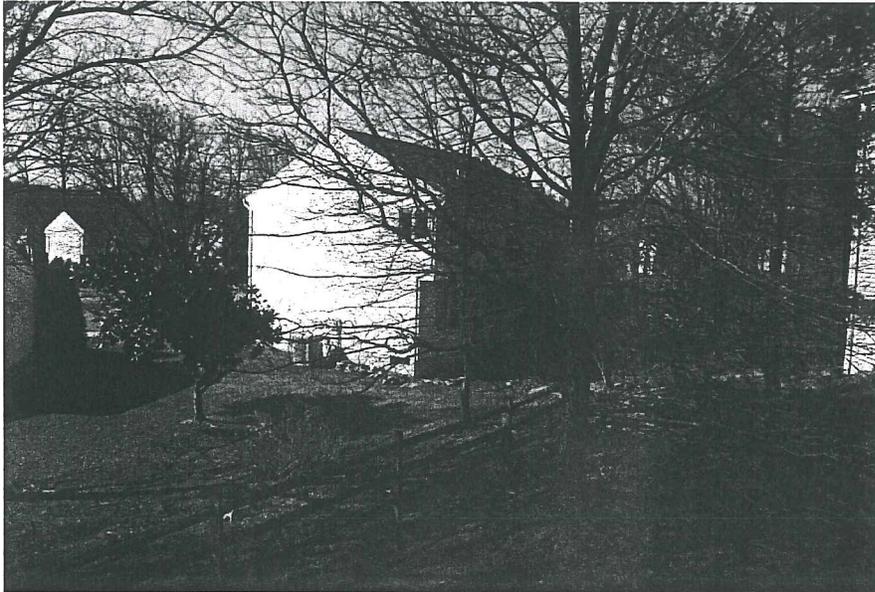
Picture ①: 03/12/11

Facing West from existing deck. This will be the view from furthest SW corner of new addition. In Spring, you cannot see neighbor's house because of full leaf foliage.



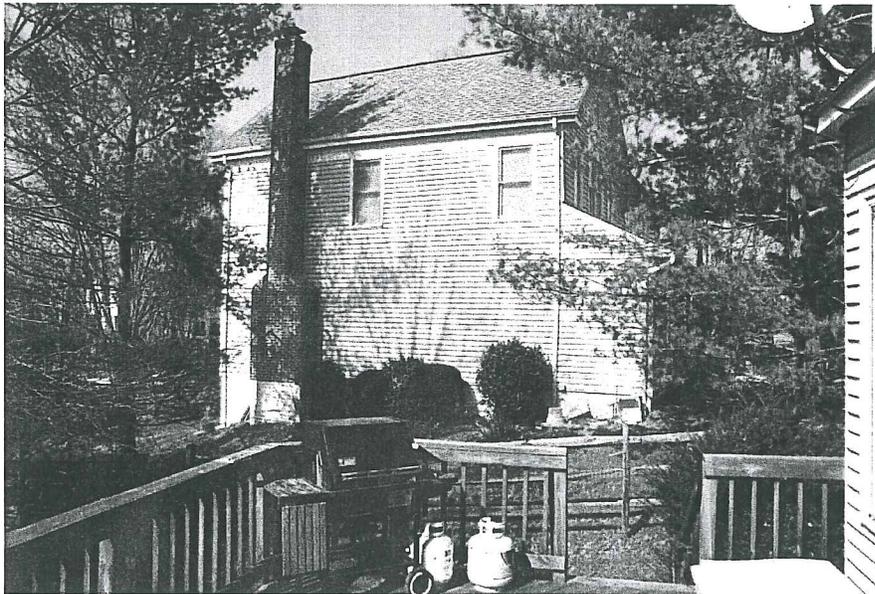
Picture ②: 03/12/11

Facing South from existing deck. This will be the view from furthest SW corner of new addition. Existing play set will remain. Neighbor's house is not visible when our oak tree has full foliage.



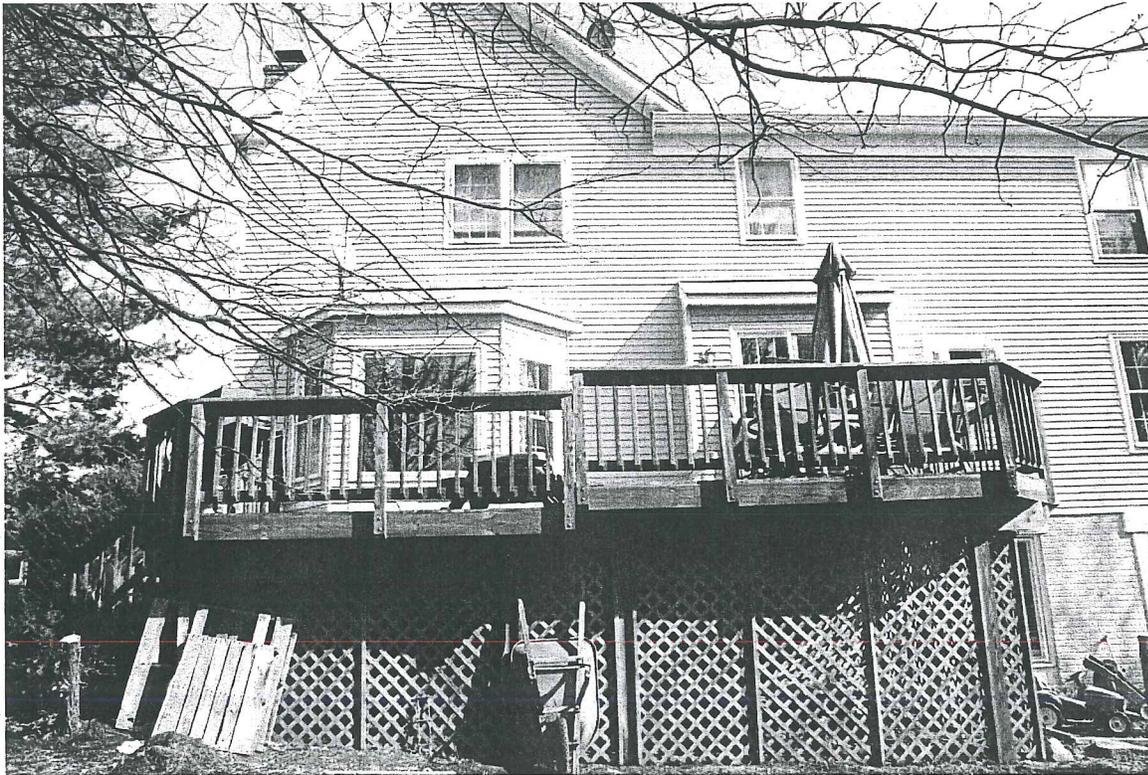
Picture 3: 03/12/11

Facing NW from existing deck. This will be the view from furthest NW corner of new addition. Neighbor's house is partially visible when our oak tree has full foliage.



Picture 4: 03/12/11

Facing North from existing deck. This will be the view from furthest NW corner of new addition. Neighbor's house is partially visible when our oak tree has full foliage.



Picture 5: 03/12/11

Facing East from Northern back yard property line. The elevated portion of the deck will be demolished and raised about 2 feet to become the subfloor of the new addition. The existing minor bump out to the right of the picture is the current sliding door from the kitchen. The new addition roofline will be approximately the 6 inches below the middle window on the top floor. The lower portion of the deck remains but extends Westward about 3 feet in order to accommodate a new stairway down into the backyard.



Picture 5: 03/12/11

Facing East from Southern back yard property line. The new addition will span about 8 more feet to the South of the existing deck but proceed no further West than current. The new addition will encompass the picture window in the basement and the small box window immediately above it.



Picture 7: 03/12/11

Facing North from back yard. Sliding window on right will not be covered by new addition but picture window will be covered by new addition.

Figure 2 below represents the location of pictures taken from different vantage points of our backyard property from beyond our property boundary. The numbers correspond to the pictures below while the arrow is the direction in which the picture was taken.

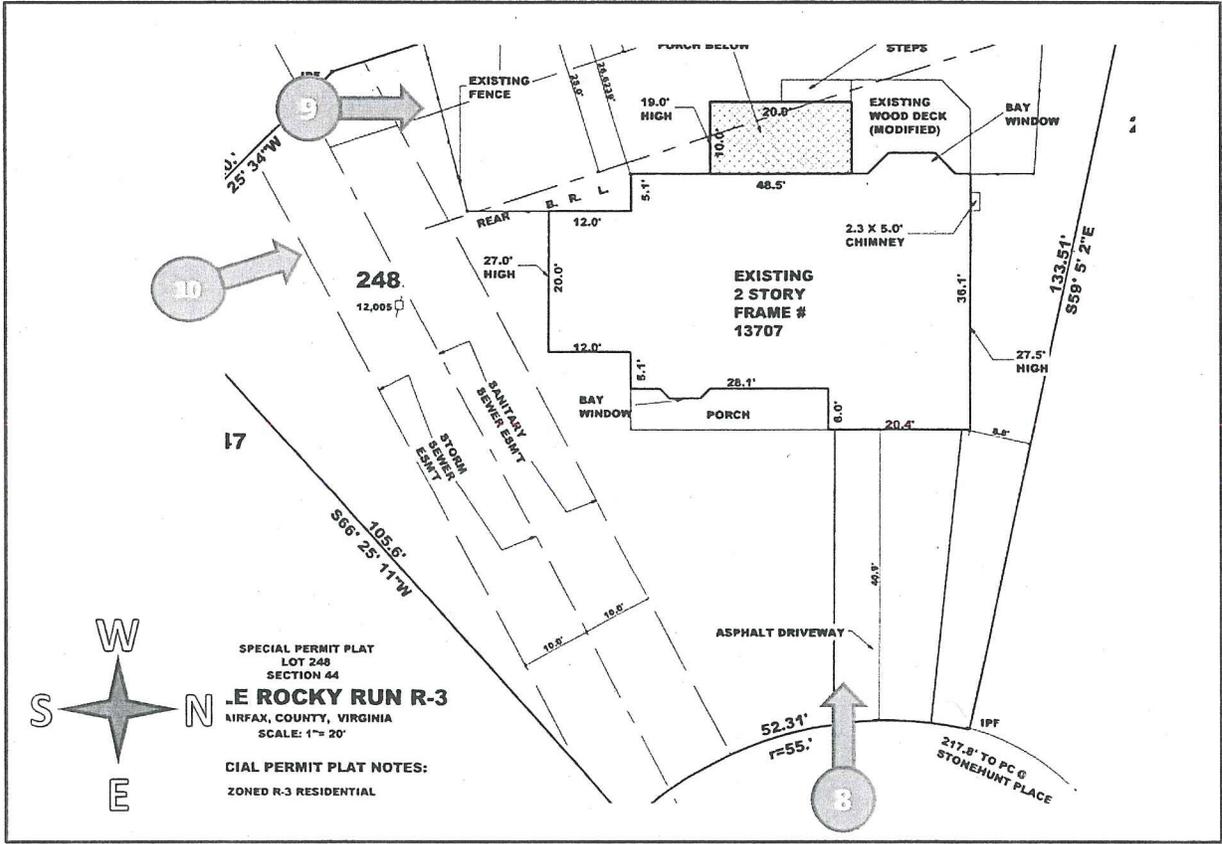
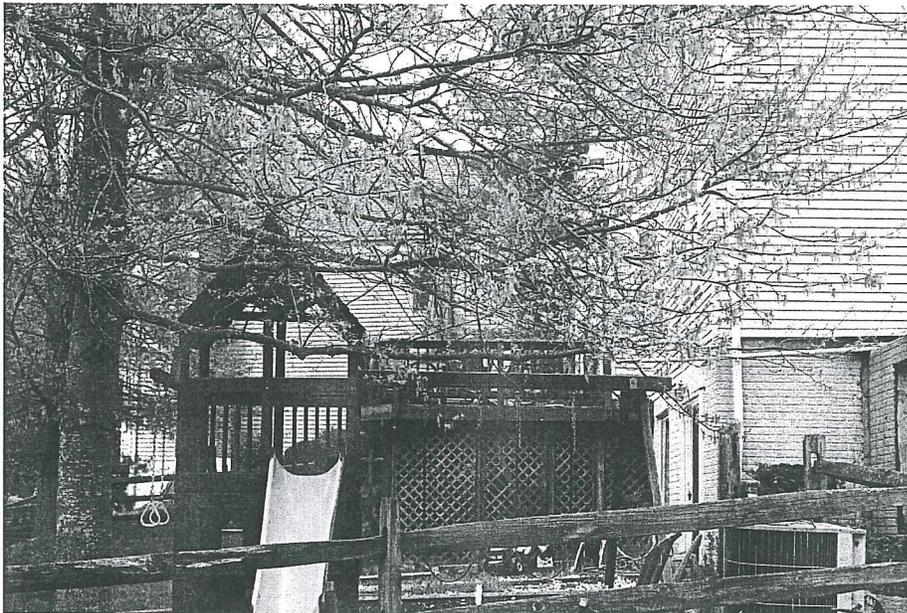


Figure 2: Location of pictures from beyond the backyard.



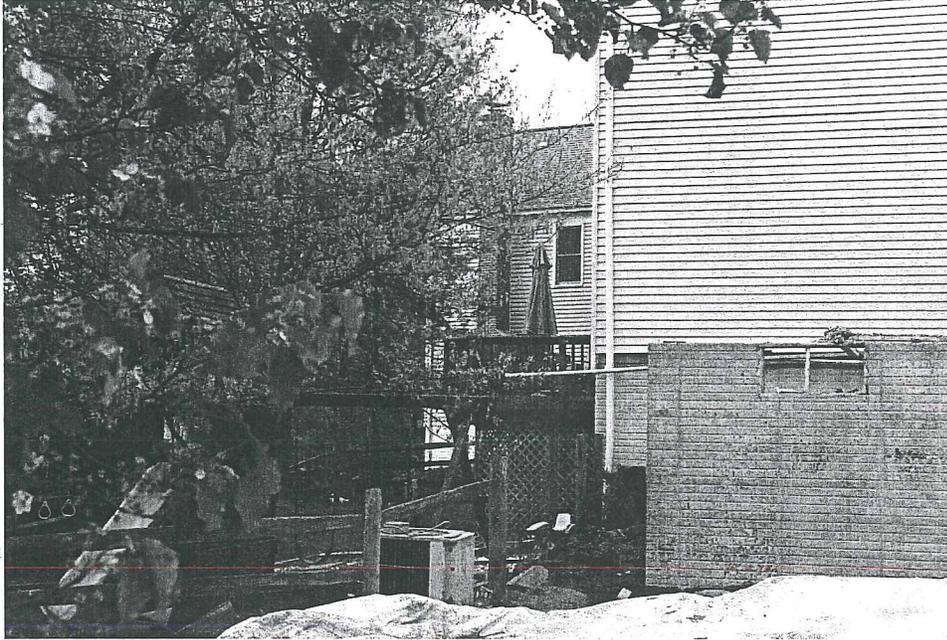
Picture 8: 04/18/11

Facing East from cul-de-sac in the front of our house. No new roads or external access points are required.



Picture 9: 04/18/11

Facing North from just outside our most south-western property line. Our Oak tree in the backyard will provide privacy from neighbors when in full bloom.



Picture : 04/18/11

Facing North-West from neighbor property. Several trees will provide privacy to new addition.

#### Additional Construction Drawings

I have included full construction plans for the new addition for your convenience. These plans provide the to-be drawings providing a full picture of the final look of the addition. For the purposes of this special permit, page 5 of the construction plans may prove most useful.

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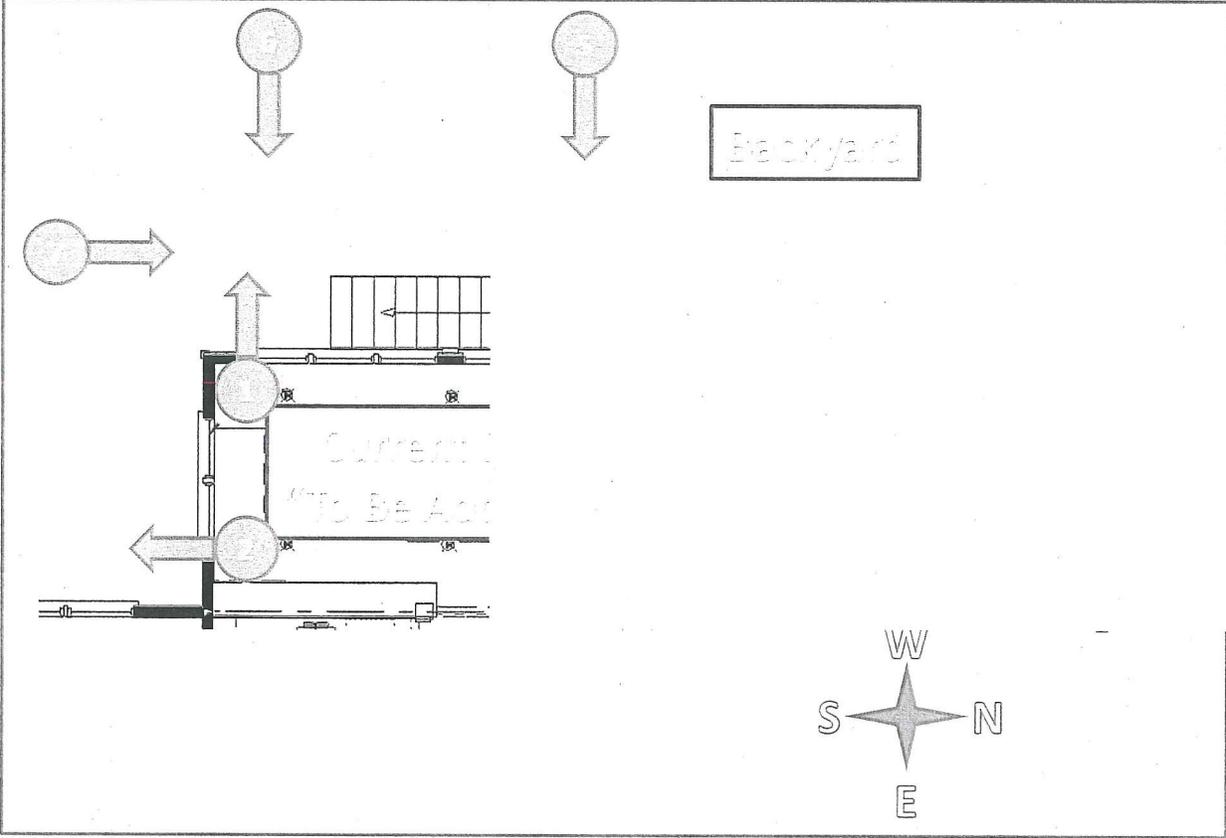


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Zoning Evaluation Division

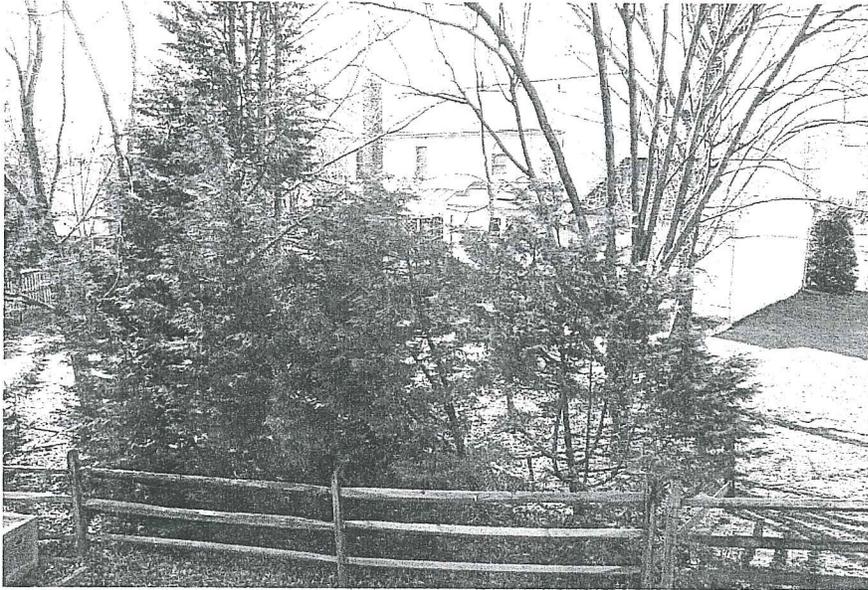
APR 25 2012

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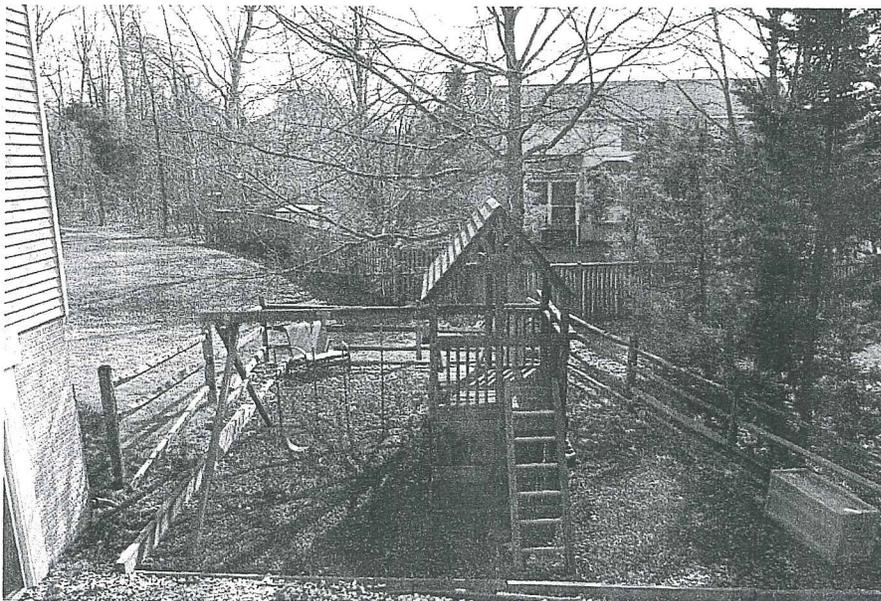
13707 Stonehunt Court, Clifton 20124

Stephen Bowers (Applicant)



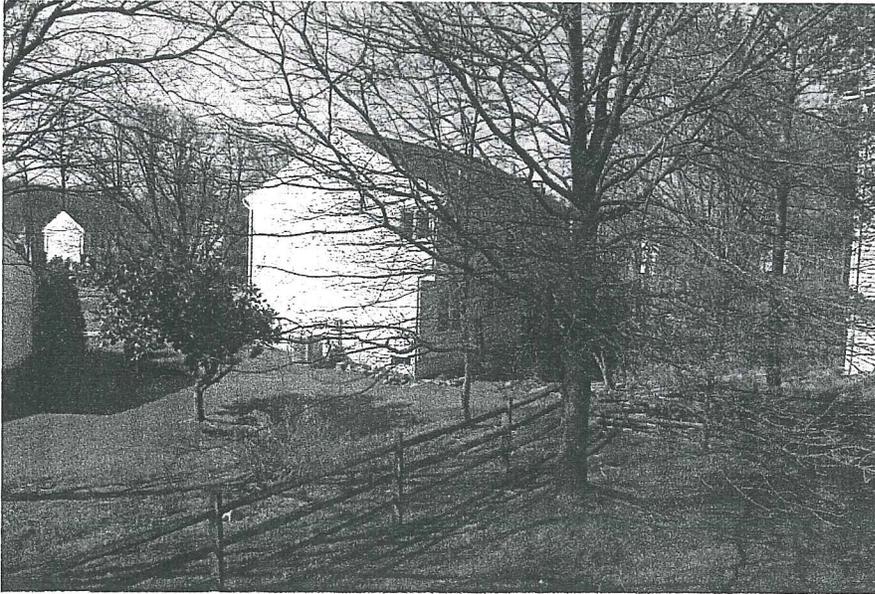
Picture 03: 03/12/11

Facing West from existing deck. This will be the view from furthest SW corner of new addition. In Spring, you cannot see neighbor's house because of full leaf foliage.



Picture 03: 03/12/11

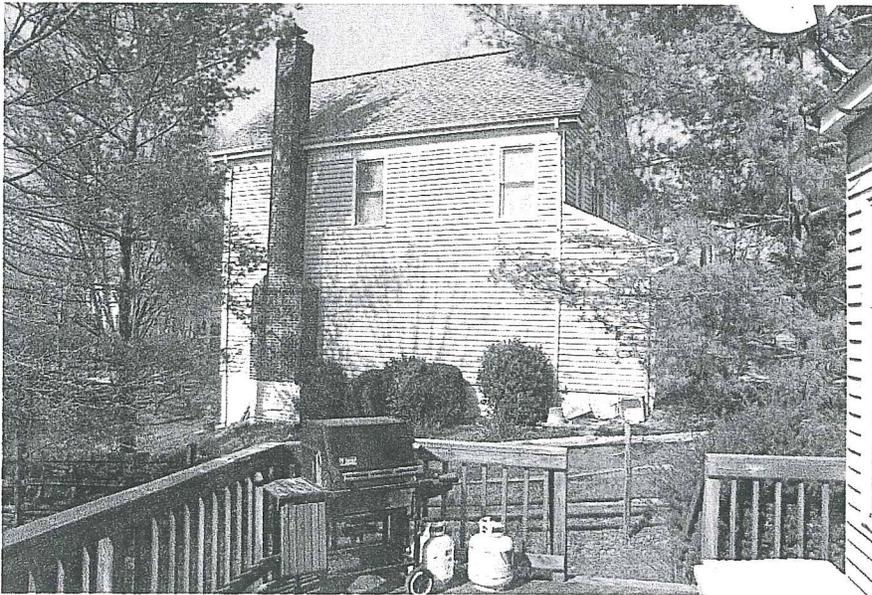
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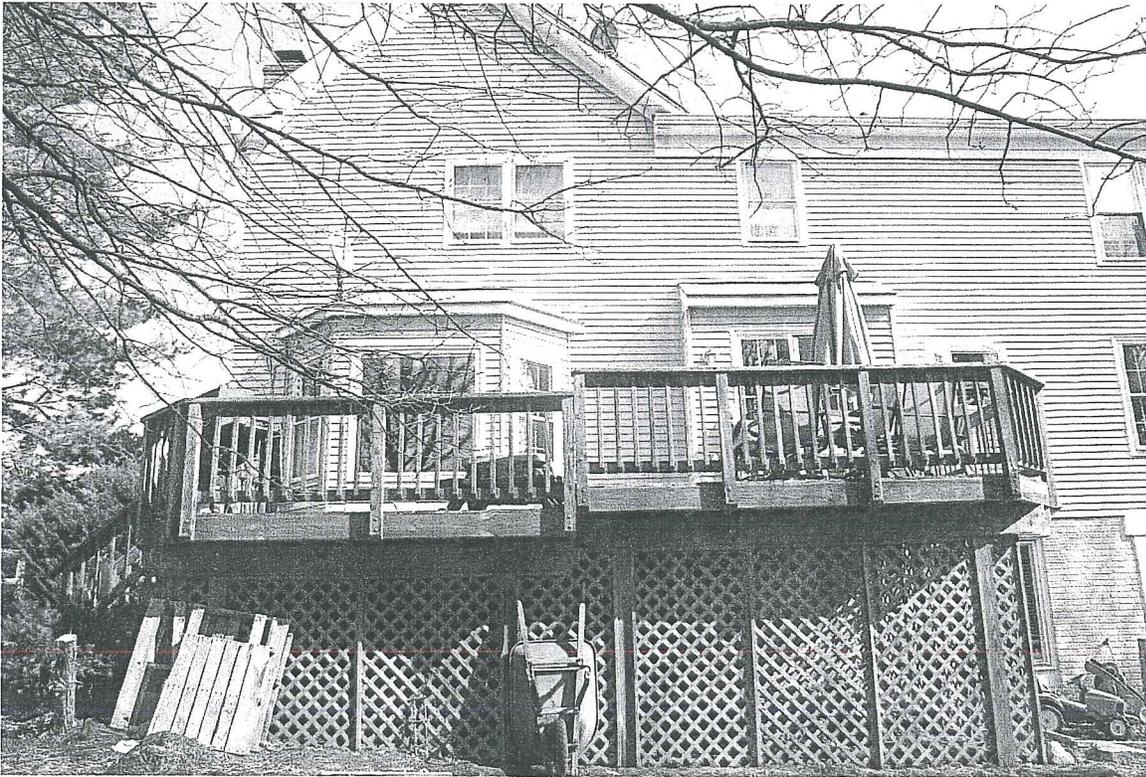
Picture 03/12/11

Facing NW from existing deck. This will be the view from furthest NW corner of new addition. Neighbor's house is partially visible when our oak tree has full foliage.



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Picture 03/12/11

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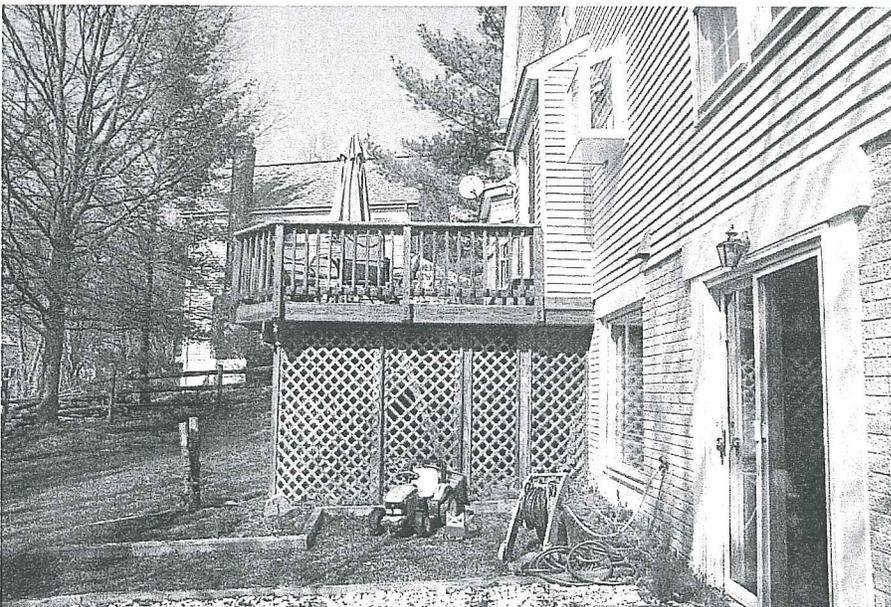
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Picture 5: 03/12/11

Facing East from Southern back yard property line. The new addition will span about 8 more feet to the South of the existing deck but proceed no further West than current. The new addition will encompass the picture window in the basement and the small box window immediately above it.



Picture 6: 03/12/11

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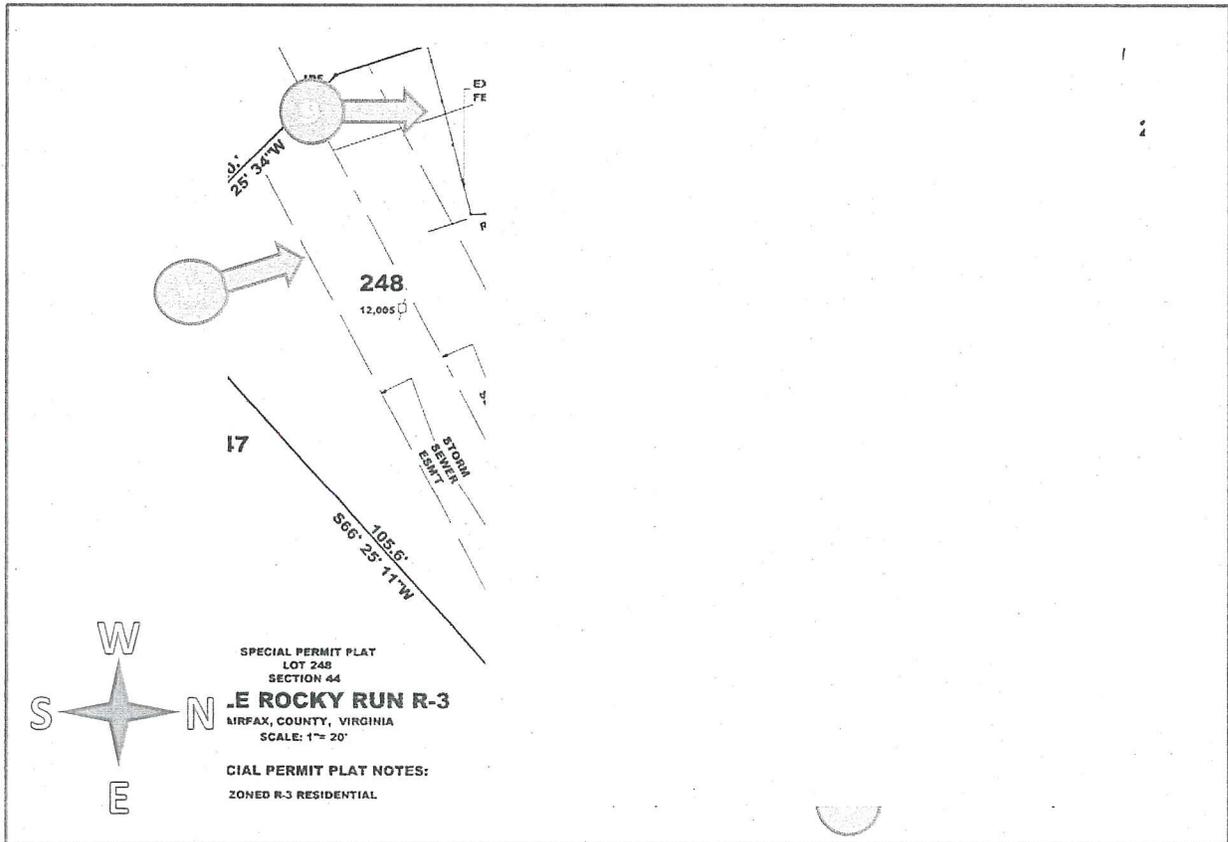


Figure 2: Location of pictures from beyond the backyard.

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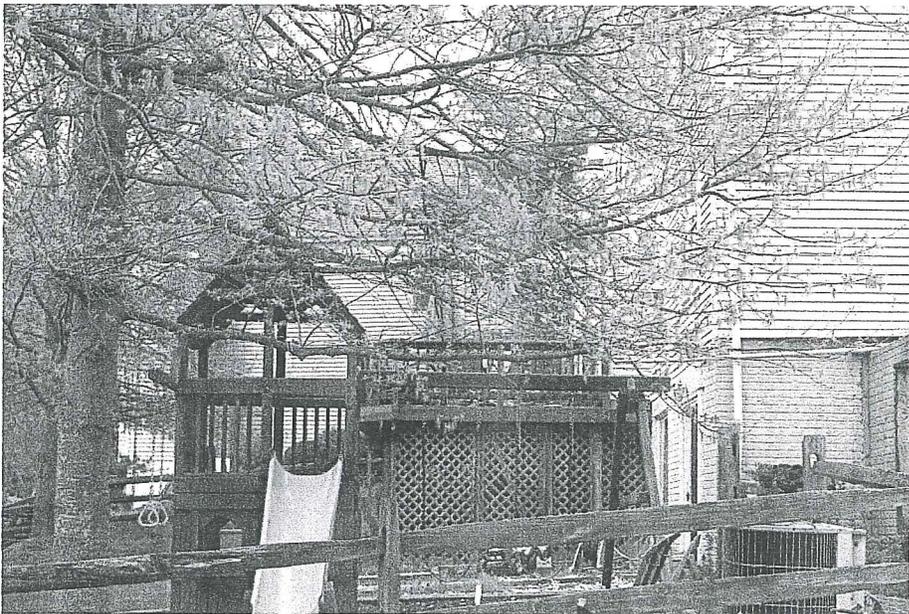
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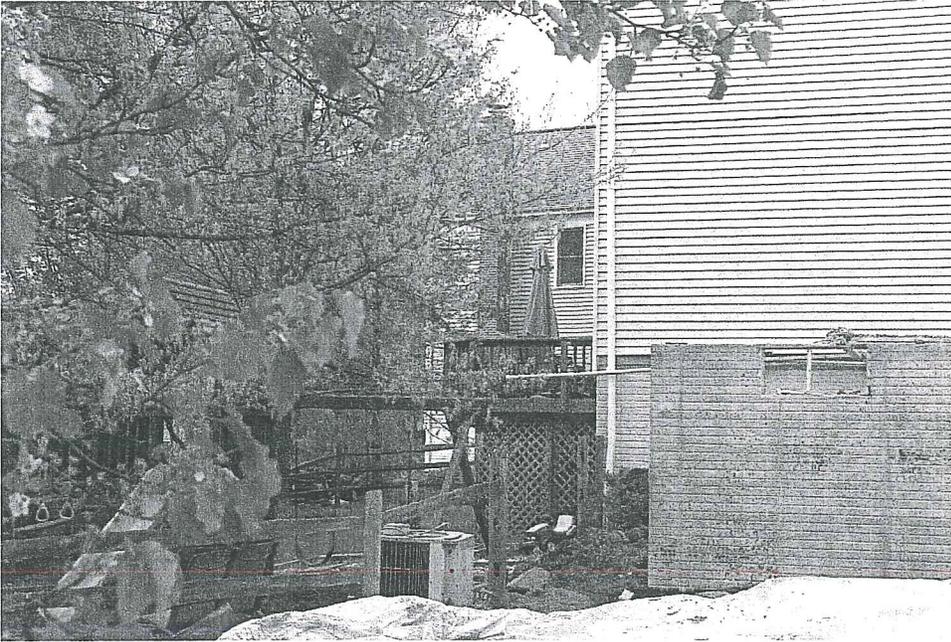
Picture 0: 04/18/11

Facing East from cul-de-sac in the front of our house. No new roads or external access points are required.



Picture 1: 04/18/11

Facing North from just outside our most south-western property line. Our Oak tree in the backyard will provide privacy from neighbors when in full bloom.



Picture : 04/18/11

Facing North-West from neighbor property. Several trees will provide privacy to new addition.

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Picture Taken: 08/20/11

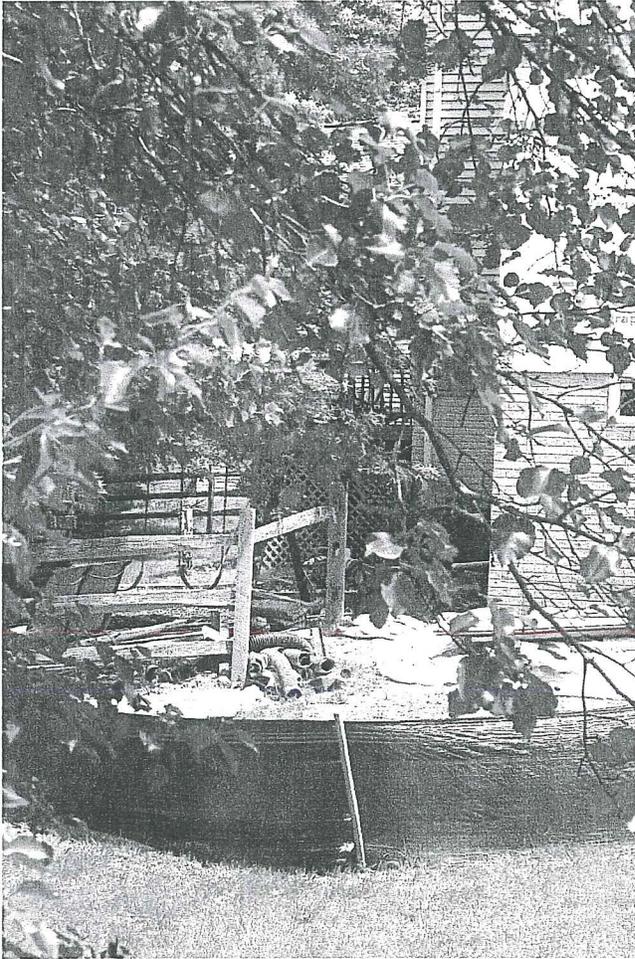
Facing East - From neighbor yard to back of my property.jpg

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13707 Stonehunt Court, Clifton 20124

Stephen Bowers (Applicant)



Picture Taken: 08/20/11

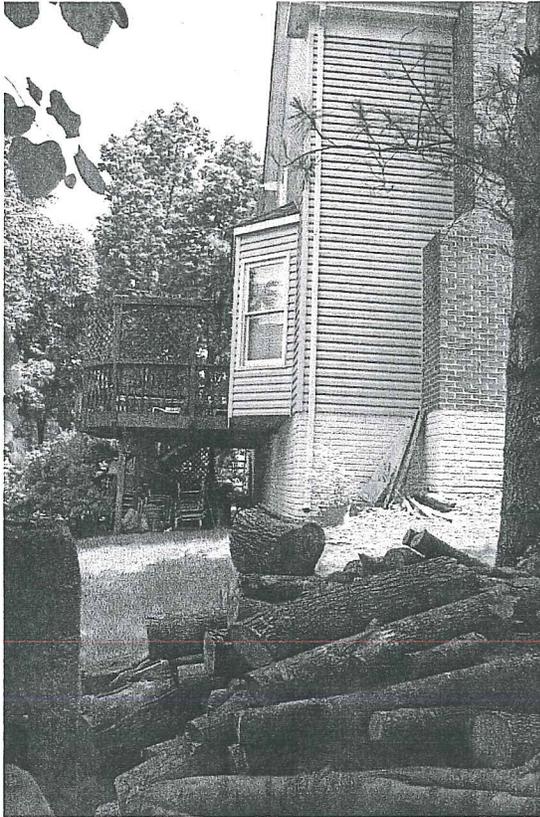
Facing North - From neighbor house.jpg

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Picture Taken : 08/20/11  
Facing North - From NW corner of property.jpg

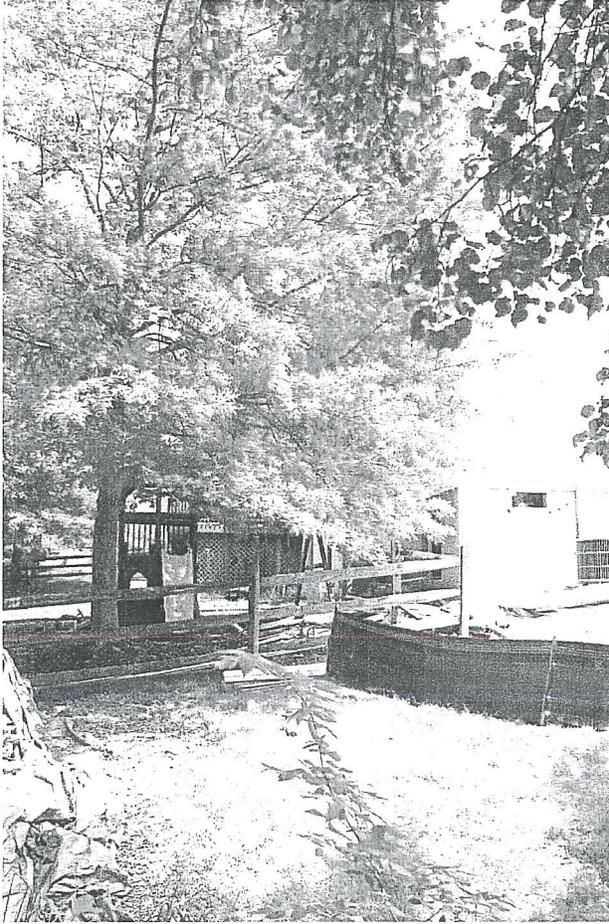
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Picture Taken : 08/20/11

Facing North - From SW corner of property looking down western property line.jpg

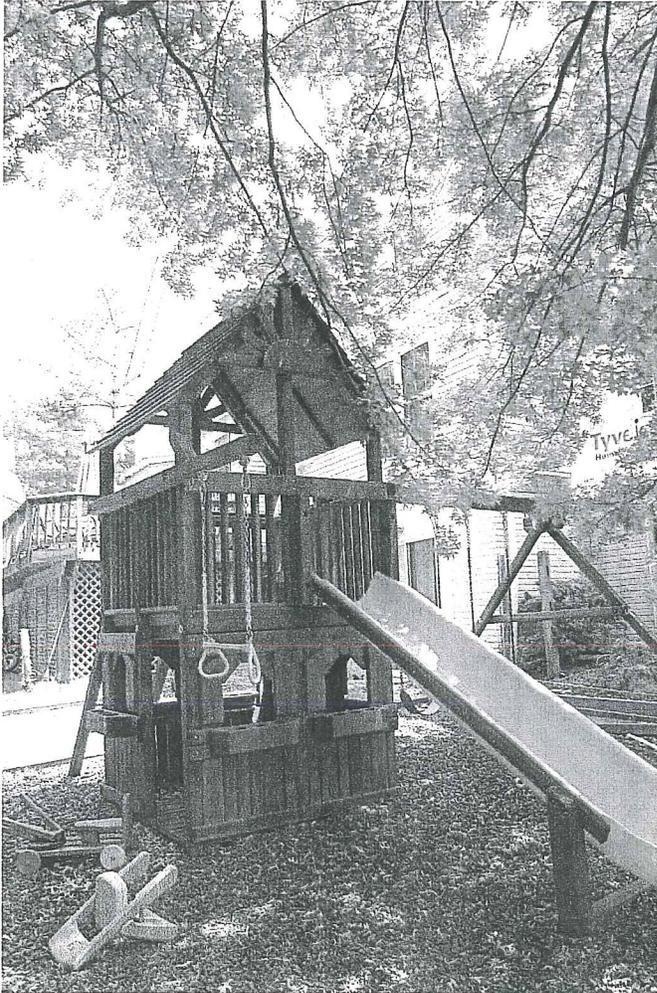
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Picture Taken : 08/20/11

Facing North - From SW corner of property looking into my backyard.jpg

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Picture Taken : 08/20/11

Facing North - View of play set in front of current porch.jpg

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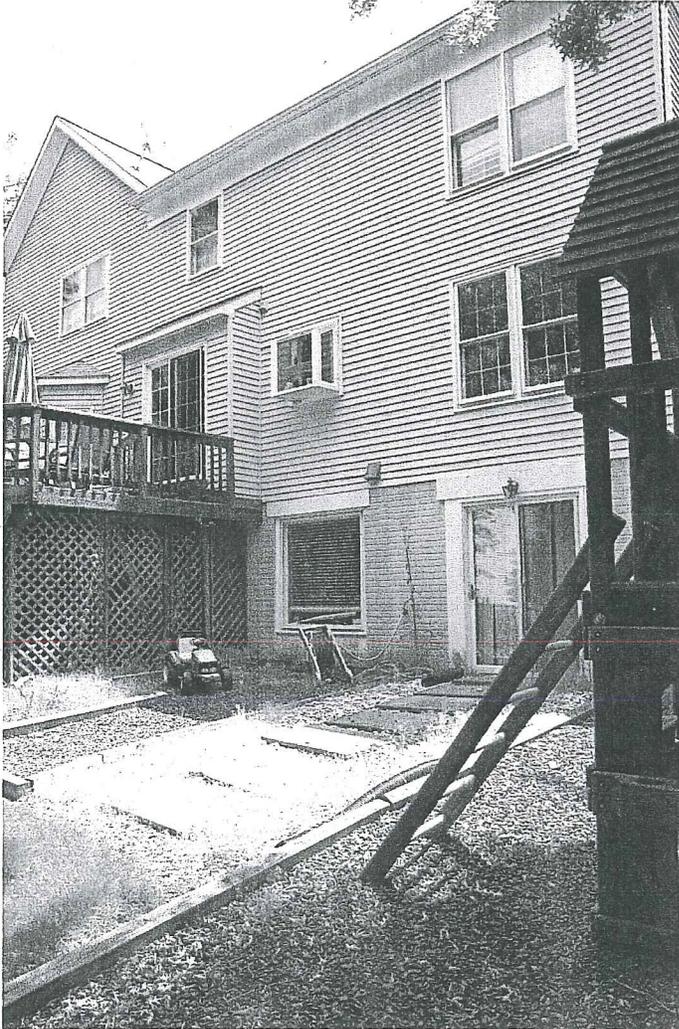
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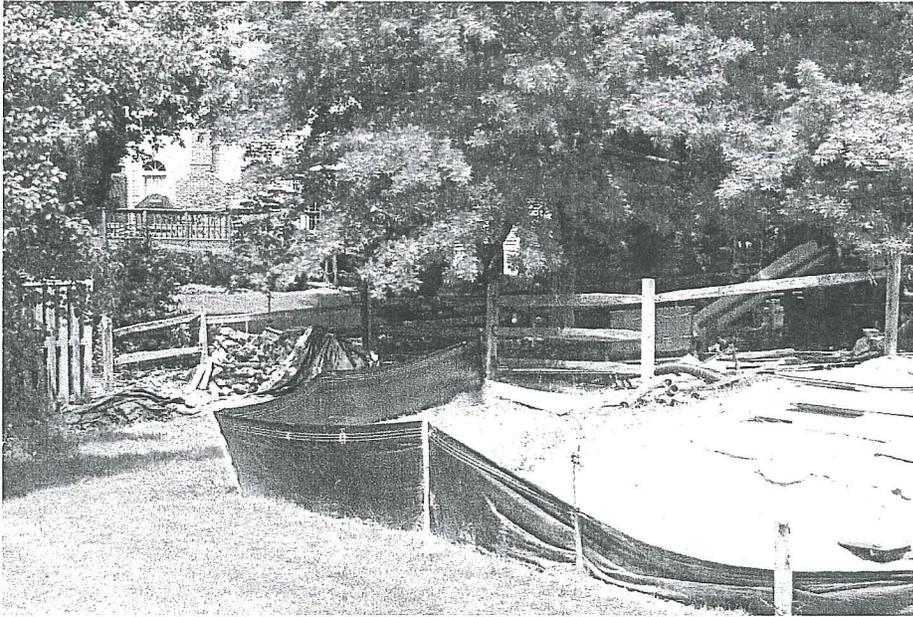
Picture Taken : 08/20/11

Facing NW - From backyard.jpg

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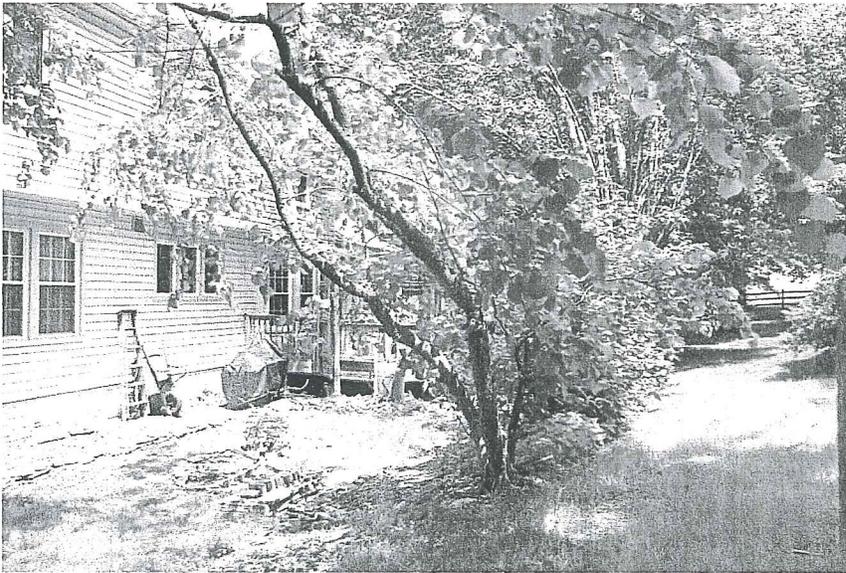
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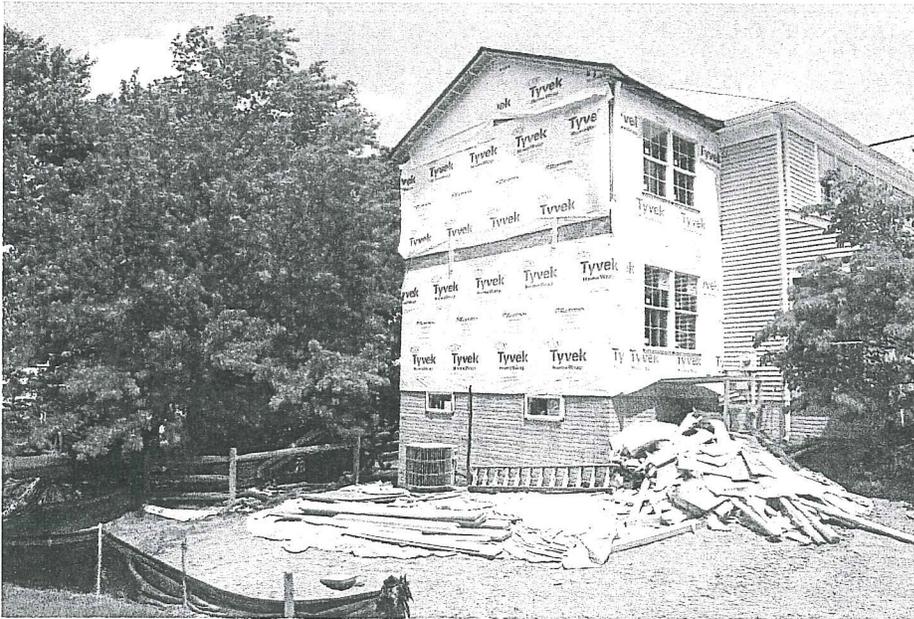
Picture Taken : 08/20/11

Facing NW - From middle of Southern property line.jpg



Picture Taken : 08/20/11

Facing NW - From NW corner of property.jpg



Picture Taken : 08/20/11  
Facing NW - From South neighbor front yard.jpg

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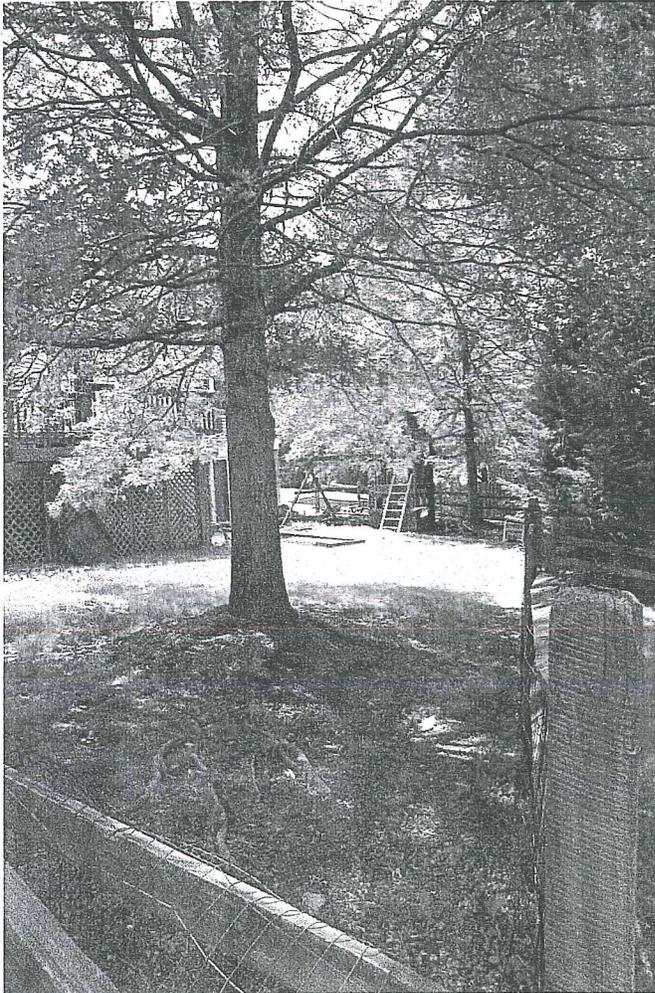
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Picture Taken : 08/20/11

Facing SE - From just outside NW corner of property looking into backyard.jpg



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Picture Taken : 08/20/11

Facing SE - From neighbor yard.jpg



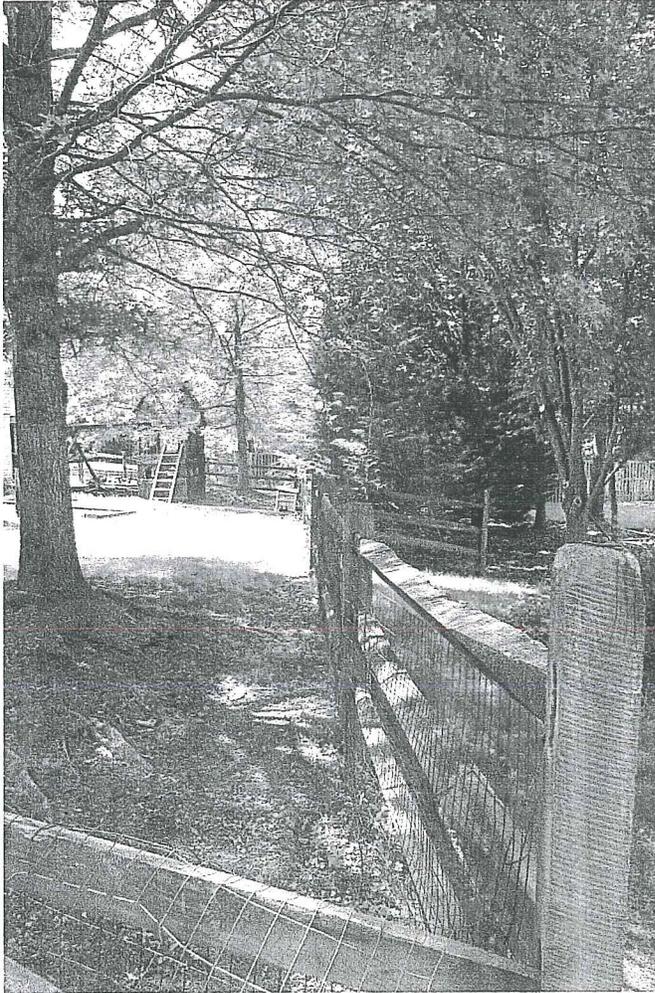
Picture Taken : 08/20/11

Facing South - From 10 ft North of the SW corner of property.jpg

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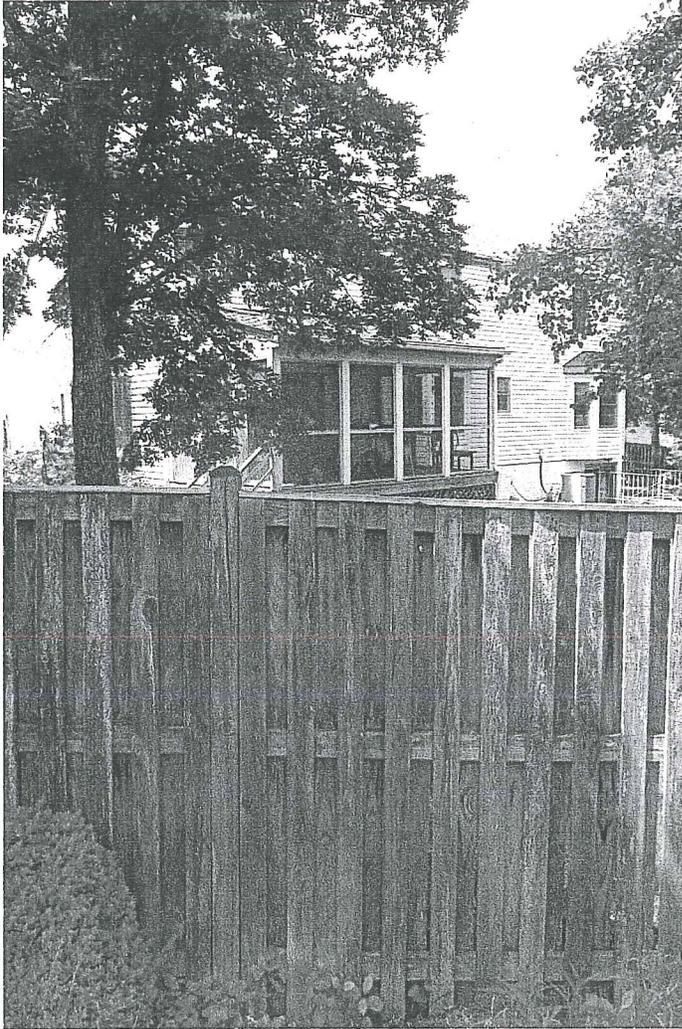
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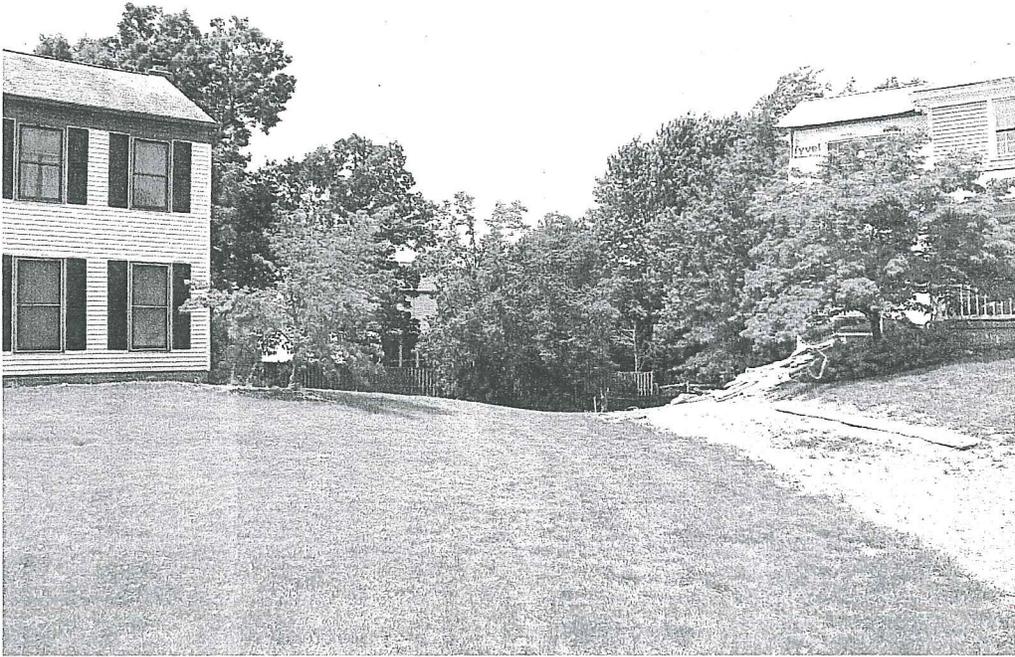
Picture Taken : 08/20/11

Facing South - From NW corner of property running down my western property line.jpg



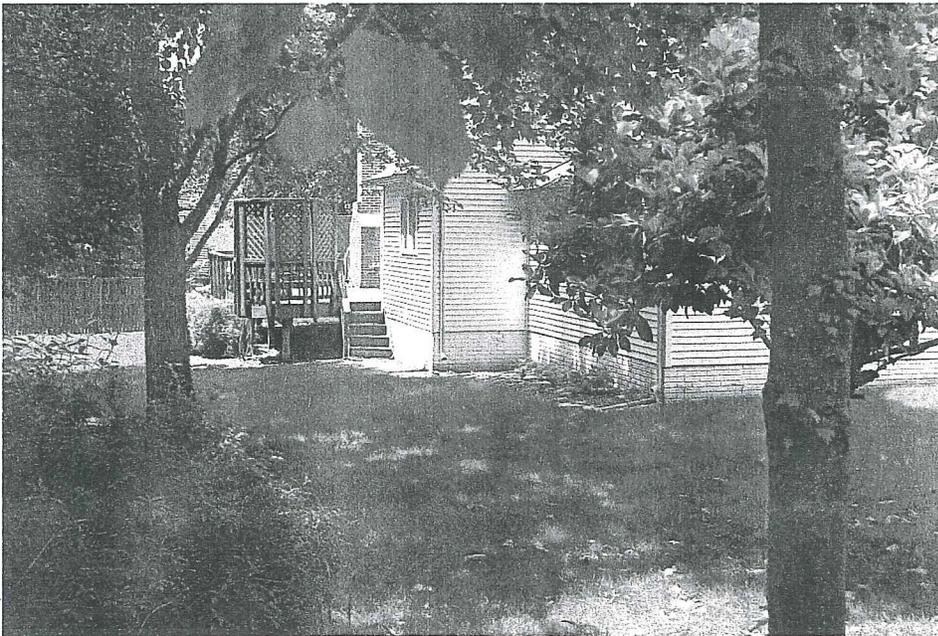
Picture Taken : 08/20/11

Facing SW - From SW corner of property.jpg



Picture Taken : 08/20/11

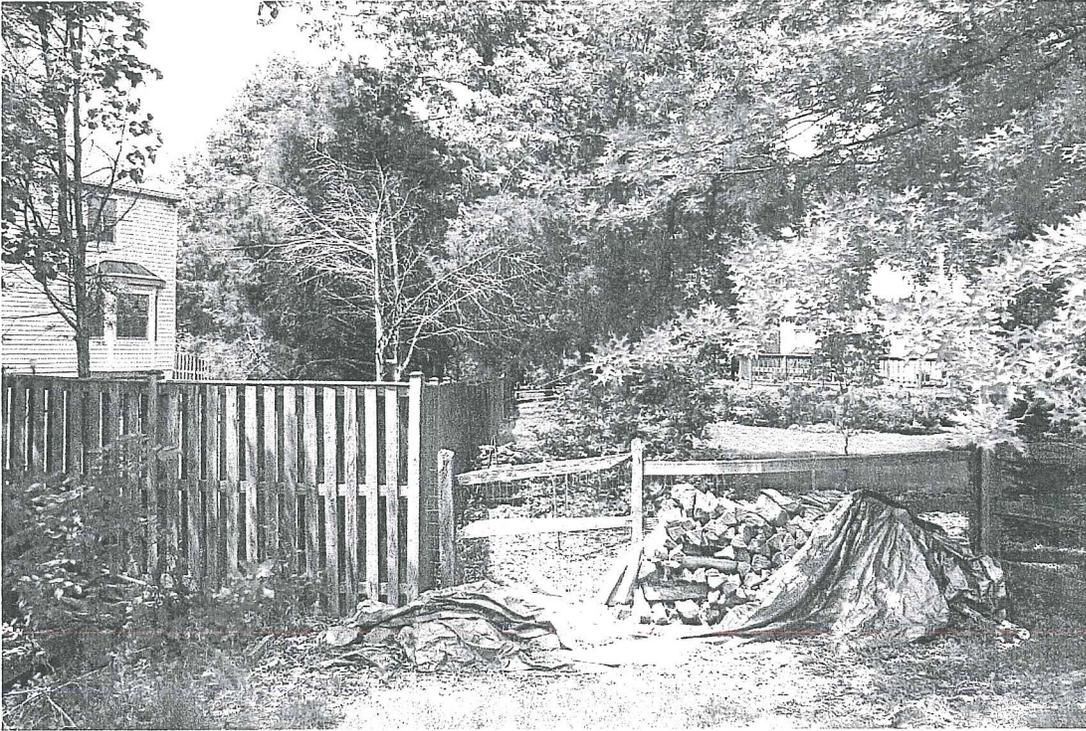
Facing SW - Viewing Southern property line.jpg



Picture Taken : 08/20/11

Facing SW - Viewing West neighbor.jpg

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Zoning Evaluation Division



Picture Taken : 08/20/11

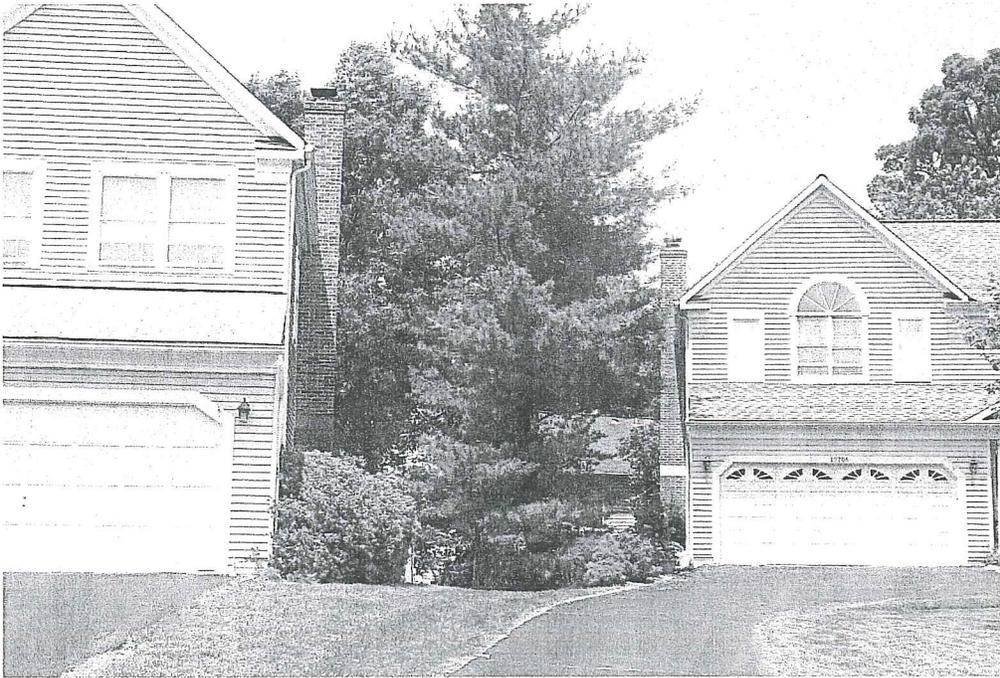
Facing West - From Southern portion of yard viewing SW and West neighbors.jpg

RECEIVED  
Department of Planning & Zoning  
APR 25 2012  
Zoning Evaluation Division

Special Permit: County of Fairfax

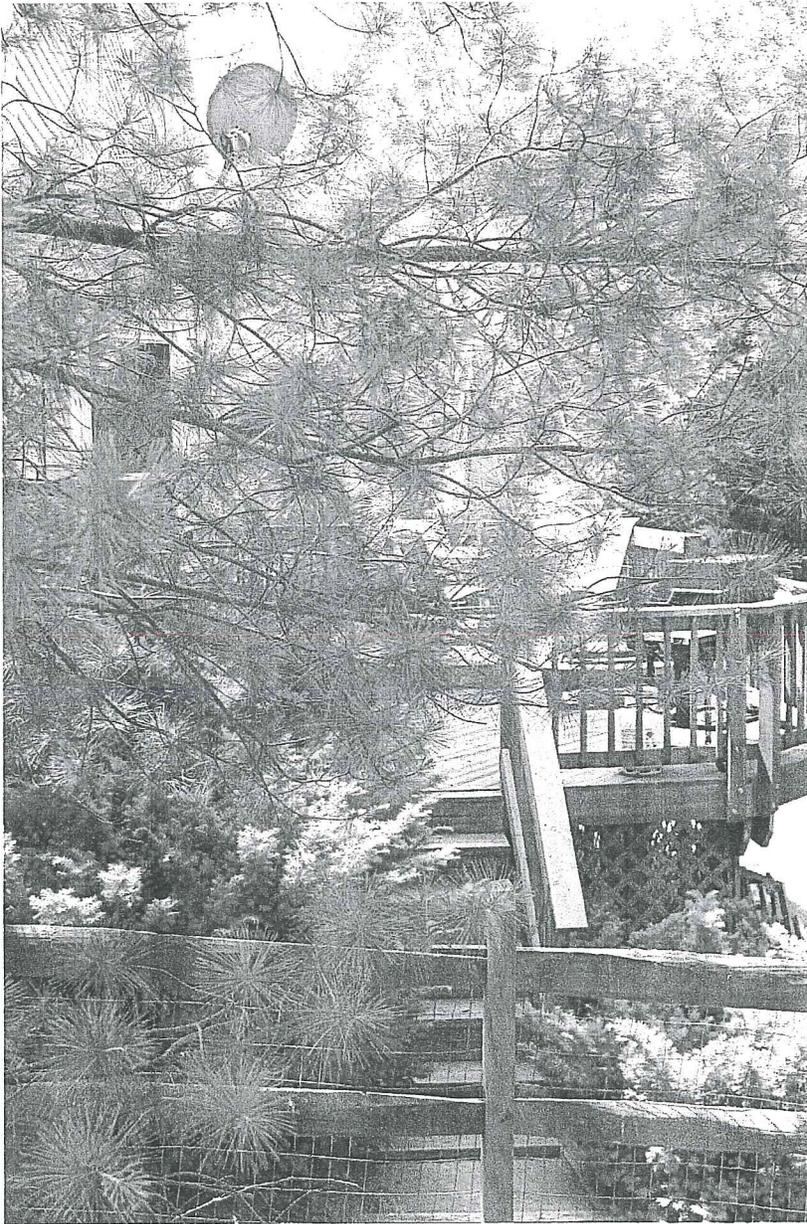
13707 Stonehunt Court, Clifton 20124

Stephen Bowers (Applicant)



Picture Taken : 08/20/11  
Facing West - Northern property line.jpg

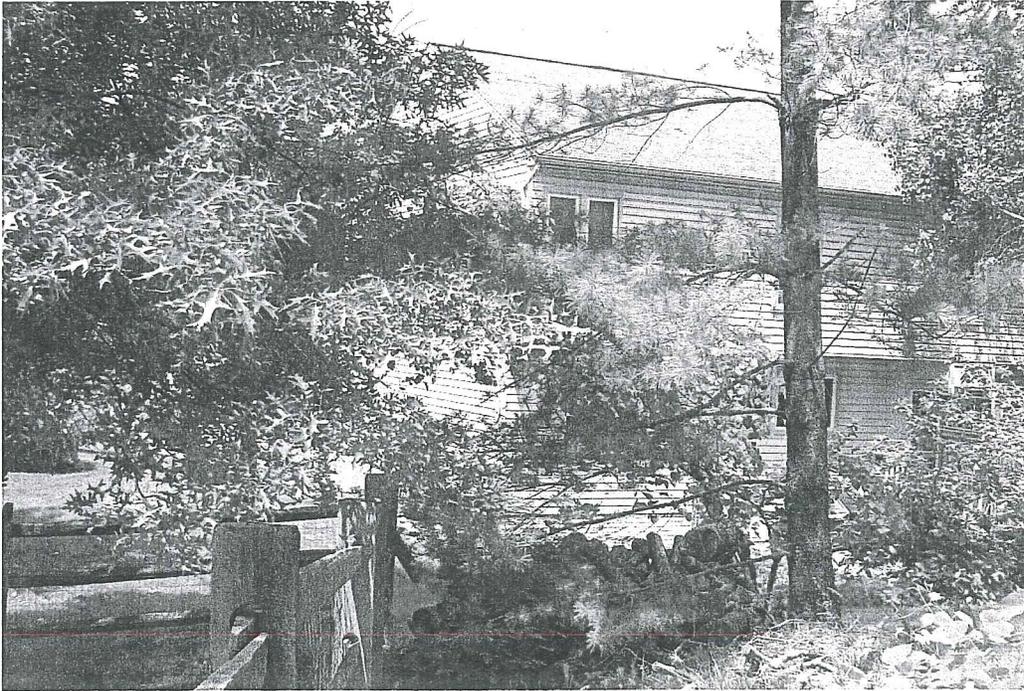
RECEIVED  
Department of Planning & Zoning  
APR 25 2012  
Zoning Evaluation Division



Picture Taken : 08/20/11

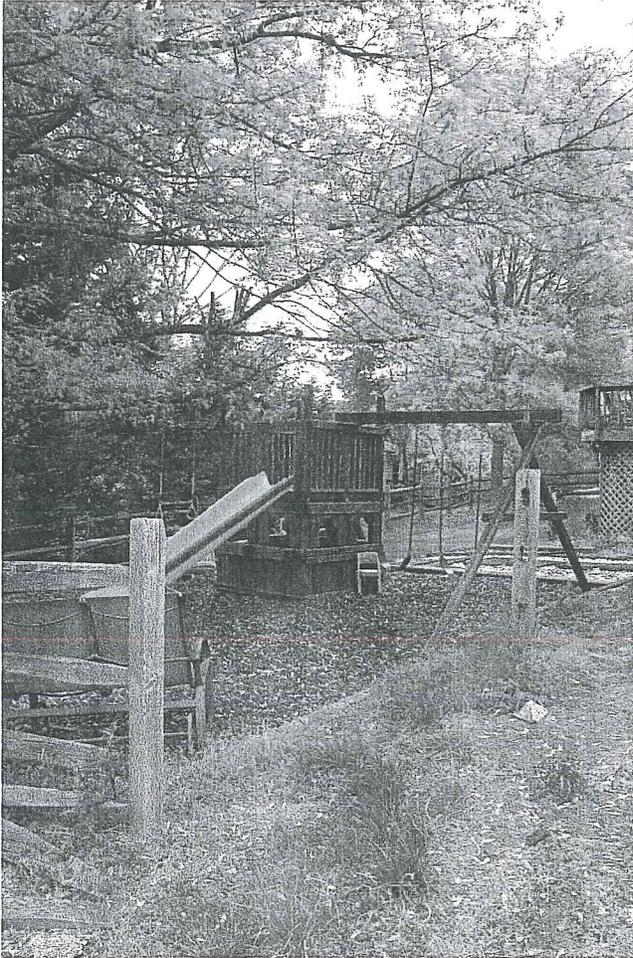
Facing South - From neighbor yard.jpg

RECEIVED  
Department of Planning & Zoning  
APR 25 2012  
Zoning Evaluation Division



Picture Taken : 08/20/11  
Facing West - View of NW neighbor.jpg

RECEIVED  
Department of Planning & Zoning  
APR 25 2012  
Zoning Evaluation Division



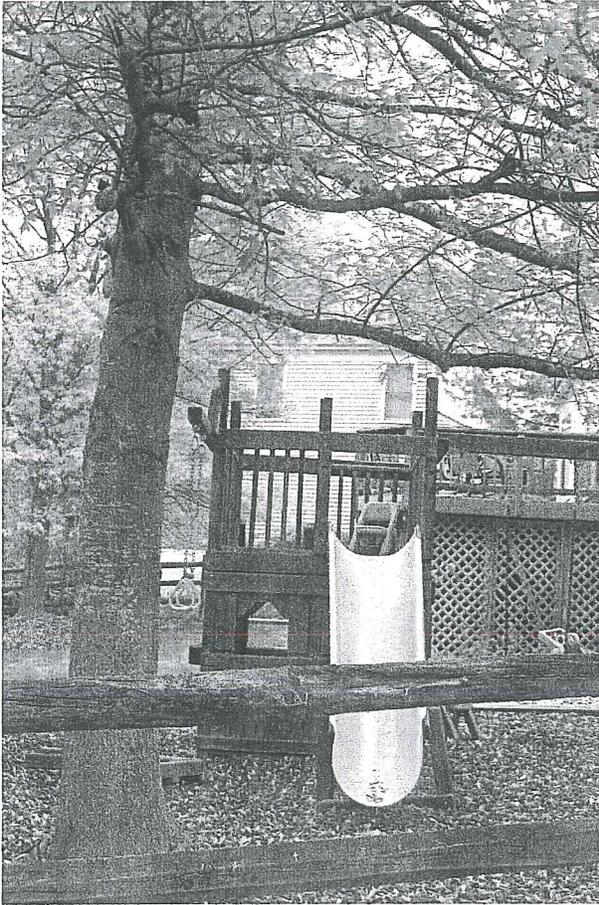
Picture Taken : 04/22/12  
Playset No Roof 1 of 3.jpg

RECEIVED  
Department of Planning & Zoning  
APR 25 2012  
Zoning Evaluation Division

Special Permit: County of Fairfax

13707 Stonehunt Court, Clifton 20124

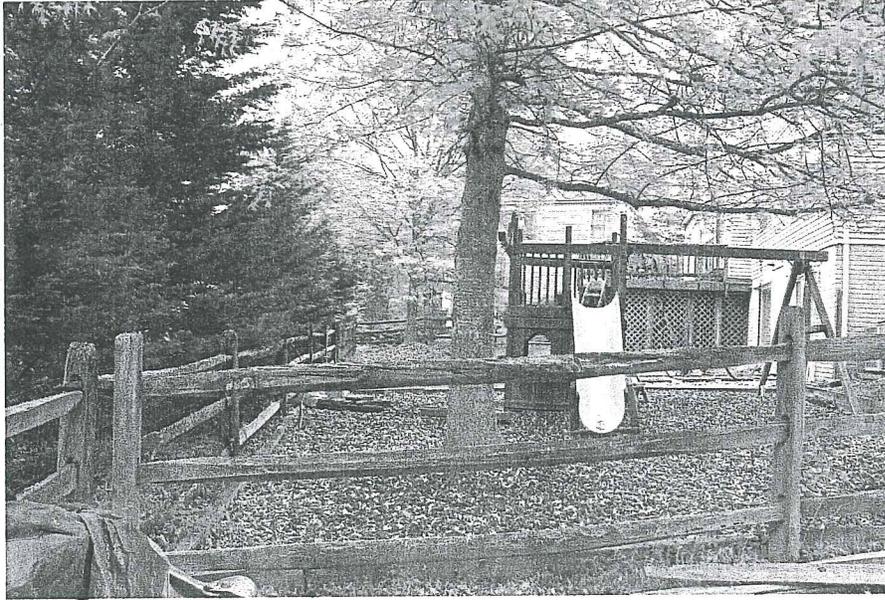
Stephen Bowers (Applicant)



Picture Taken : 04/22/12

Playset No Roof 2 of 3.jpg

RECEIVED  
Department of Planning & Zoning  
APR 25 2012  
Zoning Evaluation Division



Picture Taken : 04/22/12

Playset No Roof 3 of 3.jpg

*Additional Construction Drawings*

I have included full construction plans for the new addition for your convenience. These plans provide the to-be drawings providing a full picture of the final look of the addition. For the purposes of this special permit, page 5 of the construction plans may prove most useful.

RECEIVED  
Department of Planning & Zoning  
APR 25 2012  
Zoning Evaluation Division



**DESCRIPTION OF THE APPLICATION**

The applicant is seeking approval of a special permit to permit reduction of certain yard requirements for construction of an addition 15.75 feet, or 15' 9", from the western rear lot line. The addition will be a home addition with screened porch beneath.

	Structure	Yard	Min. Yard Req.*	Structure Location	Proposed Reduction	Percent of Reduction
<b>Special Permit</b>	<b>Addition</b>	Rear	25 feet*	15' 9"	9' 3"	37%

\* Minimum yard requirement per Section 3-307

**EXISTING SITE DESCRIPTION**

The 12,005 square foot lot is currently zoned R-3, and developed under the cluster provisions, with a WS overlay, and developed with a two-story single family detached dwelling with a walk-out basement. The lot slopes away from the dwelling toward the rear of the lot. The property contains several mature deciduous and coniferous trees, shrubs and foundation plantings. There are several easements which encumber the rear and southern side lot line of the property.

There is an existing play structure in the rear of the property. The play structure is 9' tall and setback 10' from the rear property line.

<b>Structure</b>	
<b>Floor Area</b>	3,151 square feet*
<b>Year Constructed</b>	1987
<b>Access</b>	hard-surfaced driveway that extends from Stonehunt Court
<b>Site Features</b>	Mature vegetation
<b>Easements</b>	10 foot storm water easement at western rear of property line, ten foot storm sewer easement along the southern side property line and a storm water easement along the southern side property line as shown on the special permit plat.

\*According to the stamped drawings provided by the engineer.

**CHARACTER OF THE AREA**

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	R-3 C	Single-Family Detached Dwellings
<b>East</b>	R-3 C	Single-Family Detached Dwellings
<b>South</b>	R-3 C	Single Family Detached Dwellings
<b>West</b>	R-3 C	Single-Family Detached Dwellings

**BACKGROUND**

Following the adoption of the current Ordinance, the BZA has heard the following variance applications in the vicinity of the application parcel:

- Variance VC 99-Y-037 was approved June 16, 1999 for Tax Map 65-2 ((07)) 149, zoned R-3, at 6205 Mountain Spring Court to permit construction of an addition 17 from a rear lot line.
- Variance VC 2002-SP-118 was approved November 6, 2002 for Tax Map 65-2 ((07)) 112, zoned R-3, at 6202 Clear Springs Court to permit construction of an addition 17.4 and deck 12.7 feet from a rear lot line.

<b>PLAT</b>	
<b>Special Permit Plat</b>	Attached
<b>Title of SP Plat:</b>	Special Permit Plat, Lot 248, Section 44, Little Rocky Run R-3
<b>Prepared By:</b>	Howard Jay Rosenberg, Professional Engineer, dated 05/12/2012

**Proposal:**

The applicant requests to add a 10' x 20' second level sunroom addition and screened porch beneath, a total of 400 square feet of gross floor area, to the rear of the existing dwelling. The proposed addition will be located 15' 9", measured from the edge of the eave, from the western rear lot line. The Zoning Ordinance requires a minimum rear yard of 25 feet in the R-3, Cluster Zoning District; therefore, a modification of 9' 3"

(37%) for the proposed addition is requested. Renderings provided by the applicant indicate the addition will be built with siding to match the existing dwelling.

## **ZONING ORDINANCE REQUIREMENTS**

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1. The application must meet all of the following standards, copies of which are attached as Appendix 4:

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

### **Sect. 8-006 General Special Permit Standards**

Staff believes that the application meets all of the 8 General Special Permit Standards with notes regarding General Standards 3.

*General Standard 3* requires that the proposed uses be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *The general character of the neighborhood is residential. The applicant proposes to build the addition at the rear of the home abutting several mature trees. The addition will be harmonious with the existing dwelling and neighborhood.*

### **Sect. 8-922 Provisions for Reduction of Certain Yard Requirements**

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 5 relates to existing accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. *Staff believes that the application has met all of the remaining standards, specifically Standards 4, 6, 7, 8, and 9.*

*Standard 4* states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. *According to the stamped drawings provided by the engineer, the existing dwelling has 3,151 square feet of living area. Therefore 150% of the total gross floor area could result in an addition up to 4,726.5 square feet square feet in size for a possible total building size of 7,877.5 square feet above-grade living area. The proposed addition is approximately 400 square feet in area, thereby realizing a total house size of 3,551 square feet. Therefore the application meets this provision.*

*Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. The elevation drawings submitted indicate that the materials, size and scale of the proposed addition will be compatible with the existing structure. The addition will be sided, and the roof will be shingled to match the existing dwelling. The addition is clearly subordinate in bulk and scale to the principal dwelling and the proposed addition will not create any additional height to the overall existing structure. Staff believes the application meets this provision.*

*Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. It appears the proposed improvements are compatible with the surrounding houses in the neighborhood. The surrounding neighborhood contains residential homes, some with additions off the rear of the dwellings. There have been two modifications in the vicinity to allow reduced yards for additions. The proposed exterior building materials are consistent with the on-site dwelling and compatible with those in the neighborhood. Staff believes the application meets this provision.*

*Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. There is no RPA on the property. The addition adds minimal impervious area. The rear lot of the subject parcel abuts the rear of two other lots which contain many trees. There is approximately 70 feet separation between the rear of the adjacent dwellings and the proposed addition. Staff believes this standard is met.*

*Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The proposed addition is in an area without existing trees. The area of the addition is off the rear of the existing dwelling into the rear lot of the property. The abutting properties to the west are oriented in a way such that the rears and sides of the properties abut the rear lot of the subject parcel. There is approximately 70 feet of separation between the proposed addition and the adjacent properties. It appears there will be no impact to existing vegetation and minimal new impervious area. therefore staff believes that the application meets this provision.*

## **CONCLUSION**

Staff understands there are several large mature trees at the rear of the lot, some of which are on neighboring property but have tree canopy extending into the subject parcel. In order to ensure the mature trees will be protected during the construction process, staff added a tree-preservation condition.

Staff finds that the subject application is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

## **RECOMMENDATION**

Staff recommends approval of SP 2012-SP-030 for the addition, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

## **APPENDICES**

1. Proposed Development Conditions with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2012-SP-030****July 11, 2012**

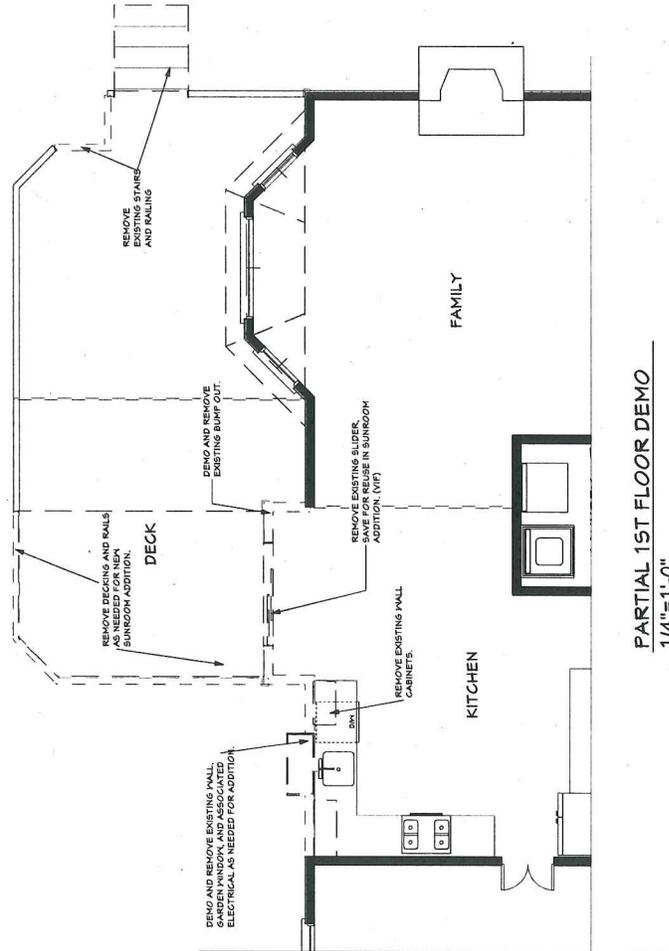
If it is the intent of the Board of Zoning Appeals to approve SP 2012-SP-030 located at 13707 Stonehunt Court, Tax Map 65-2 ((07)) 248 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size (approximately 400 square feet) of the addition, as shown on the plat prepared by Howard Jay Rosenberg, Professional Engineer, dated May 12, 2012, submitted with this application and is not transferable to other land.
3. Prior to commencement of and during the entire construction process, the applicant shall designate the area along the western property boundary as a tree save area to protect existing off-site vegetation and shall install tree protection fencing along the edge of the existing storm sewer easement (approximately 6 feet west of the proposed addition at the closest point) to protect the vegetation in this area from construction activities. The protective fencing shall remain intact during the entire construction process and shall be the maximum limit for clearing and grading. The applicant shall monitor the site to ensure that inappropriate activity such as the storage of construction equipment does not occur in this area.
4. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (3,151 square feet existing + 4,726.5 square feet (150%) = 7,877.5 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.

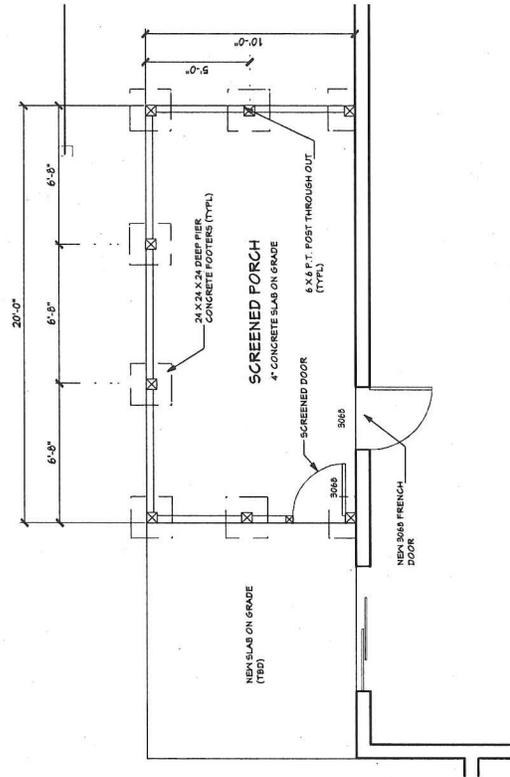
5. The addition shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



PARTIAL 1ST FLOOR DEMO  
1/4"=1'-0"



LOWER LEVEL FOUNDATION/PORCH PLAN  
1/4"=1'-0"

SHEET  
**A.1**

DATE: 01-05-2011  
SCALE: AS SHOWN  
DRAWN BY: NHP  
FILE: BOWERS REAR  
NAME: ADD\_PERMIT 18X24

REVISIONS

- 1
- 2
- 3

CLIENT NAME & ADDRESS

**BOWERS RESIDENCE**  
13701 STONEHUNT CT.  
CLIFTON, VA. 20124

DISCLAIMER

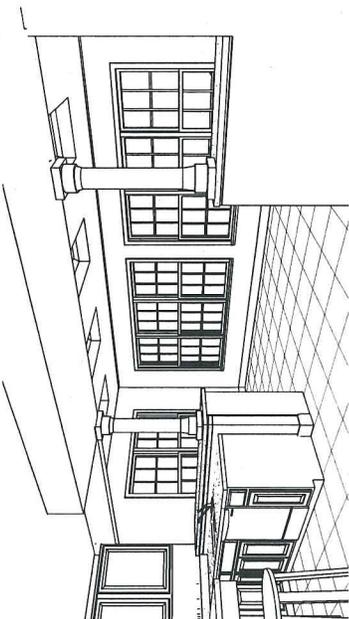
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ANY AND ALL PERSPECTIVE DRAWINGS ENCLOSED IN THESE DRAWINGS ARE ONLY A REPRESENTATION OF THE PRODUCT. THIS FIRM IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**WEST ARCHITECTURAL DESIGNS LLC.**

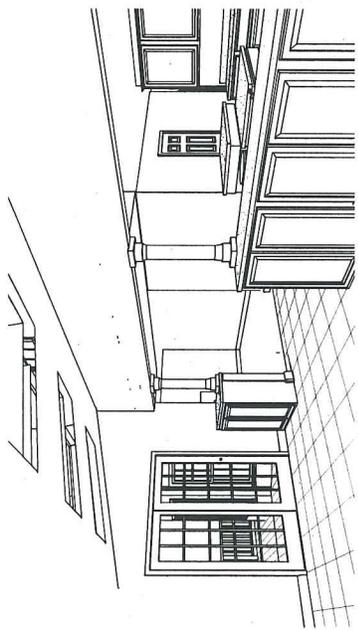
3500 HIGHLAND TERR OLNEY, MD. 20832

natewest00@verizon.net  
www.westarchitecturaldesigns.com

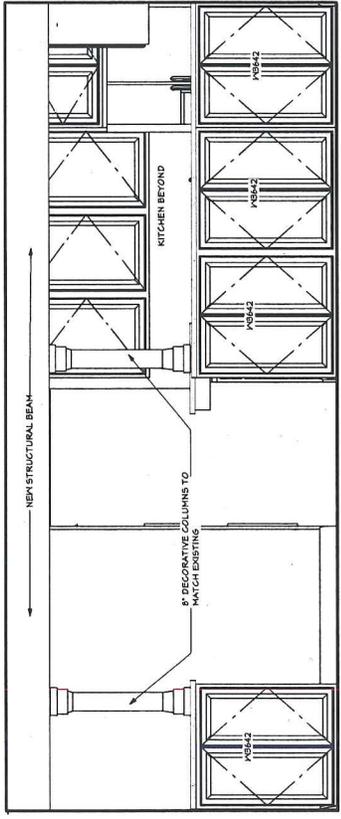
MAIN - (301) 570-6741  
FAX - (301) 570-6742



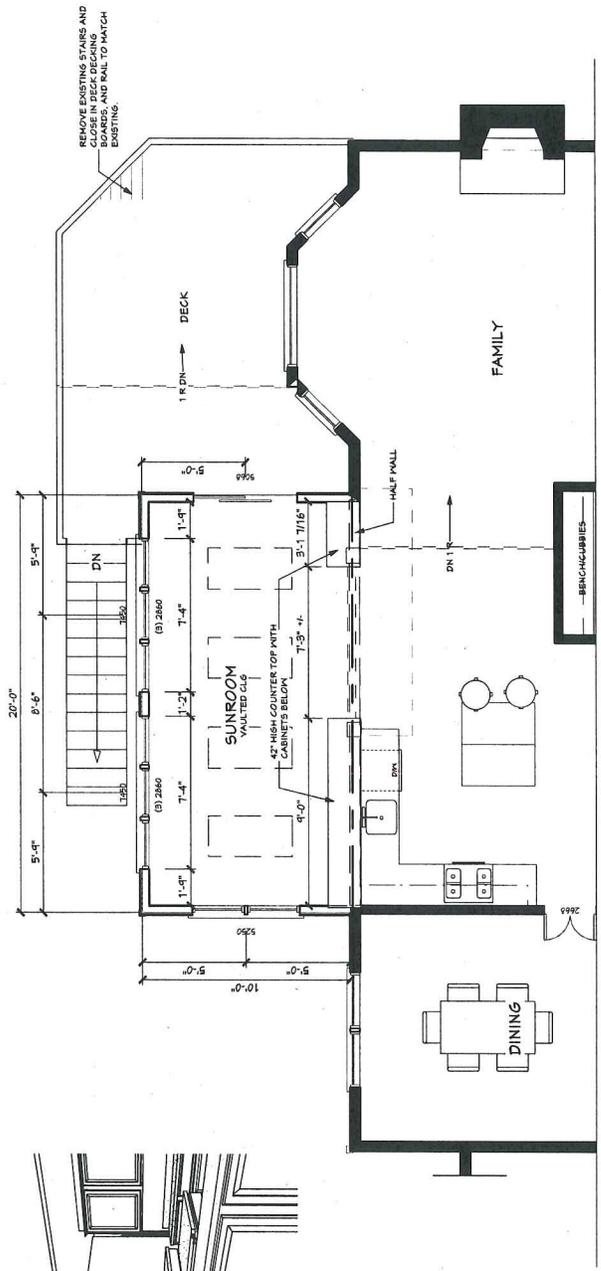
VIEW FROM FAMILY RM  
N.T.S.



VIEW FROM SUNROOM  
N.T.S.



WALL ELEVATION FROM SUNROOM  
1/2"=1'-0"



1ST FLOOR PLAN  
1/4"=1'-0"

**DISCLAIMER**  
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. WEST ARCHITECTURAL DESIGNS LLC AND ITS DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**WEST ARCHITECTURAL DESIGNS LLC.**  
3500 HOMELAND TER OLNEY, MD. 20832  
natewest@westarchitecturaldesigns.com  
MAIN: (301) 570-6741  
FAX: (301) 570-6742  
www.westarchitecturaldesigns.com

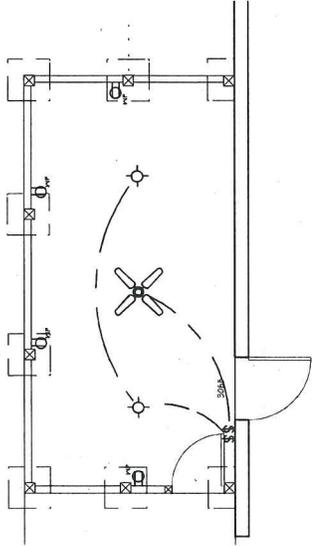
**CLIENT NAME & ADDRESS**  
BOWERS RESIDENCE  
13707 STONEHUNT CT.  
CLIFTON, VA. 20124

**REVISIONS**

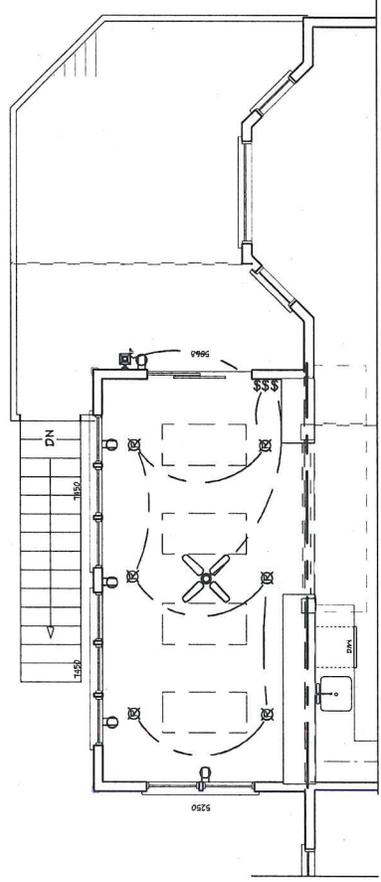
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DATE: 01-05-2011  
SCALE: AS SHOWN  
DRAWN: NHK  
FILE: BOWERS REAR  
NAME: ADD\_PERMIT\_18Q4

SHEET  
**A.2**



**2ND FL. ELECTRICAL PLAN**  
1/4"=1'-0"



**1ST FL. ELECTRICAL PLAN**  
1/4"=1'-0"

SYMBOL	DESCRIPTION
	WATER SOCKET
	FACE BOX
	Ceiling Fan (Clock)
	RECESSED LIGHT FIXTURE
	1/2" x 1/2" x 1/2" LIGHT FIXTURE
	1" x 1" RECESSED LIGHT FIXTURE
	1" x 1" DOME LIGHT FIXTURE
	1" x 1" x 1" x 1" LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE POLE SWITCH
	FOUR POLE SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	20 AMP RECEPTACLE
	15 AMP RECEPTACLE
	15 AMP RECEPTACLE WITH GFI
	15 AMP RECEPTACLE WITH GFI AND AFCI
	20 AMP RECEPTACLE WITH GFI
	20 AMP RECEPTACLE WITH GFI AND AFCI
	TELEPHONE JACK
	DOOR BELL PUSH BUTTON
	THERMOSET
	SMOKE DETECTOR
	EMERGENCY FAN
	DOOR CALL
	TELEPHONE PANEL
	COMPUTER PORT

**DISCLAIMER**  
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY AND ALL PERSPECTIVE DRAWINGS ENCLOSED IN THESE DRAWINGS. THESE DRAWINGS ARE FOR CONSTRUCTION PURPOSES. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

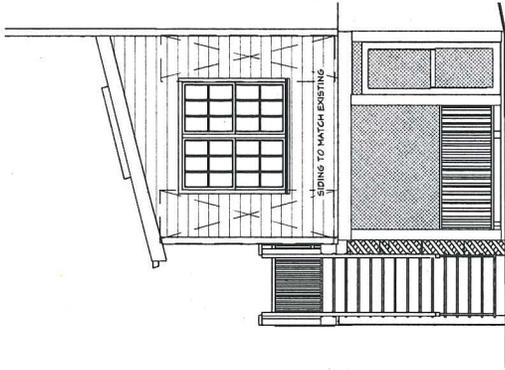
**WEST ARCHITECTURAL DESIGNS LLC.**  
3500 HOMELAND TER OLNEY MD. 20832  
MAIN: (301) 570-6741  
FAX: (301) 570-6712  
mailto:west00@verizon.net  
www.westarchitecturaldesigns.com

**CLIENT NAME & ADDRESS**  
BOWERS RESIDENCE  
13707 STONEHUNT CT.  
CLIFTON, VA. 20124

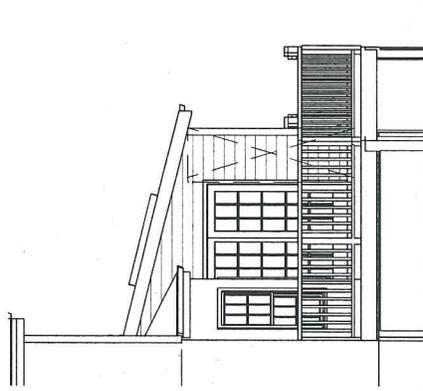
REVISIONS
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FILE NAME:	BOWERS REAR
ADD. PERMIT:	1824

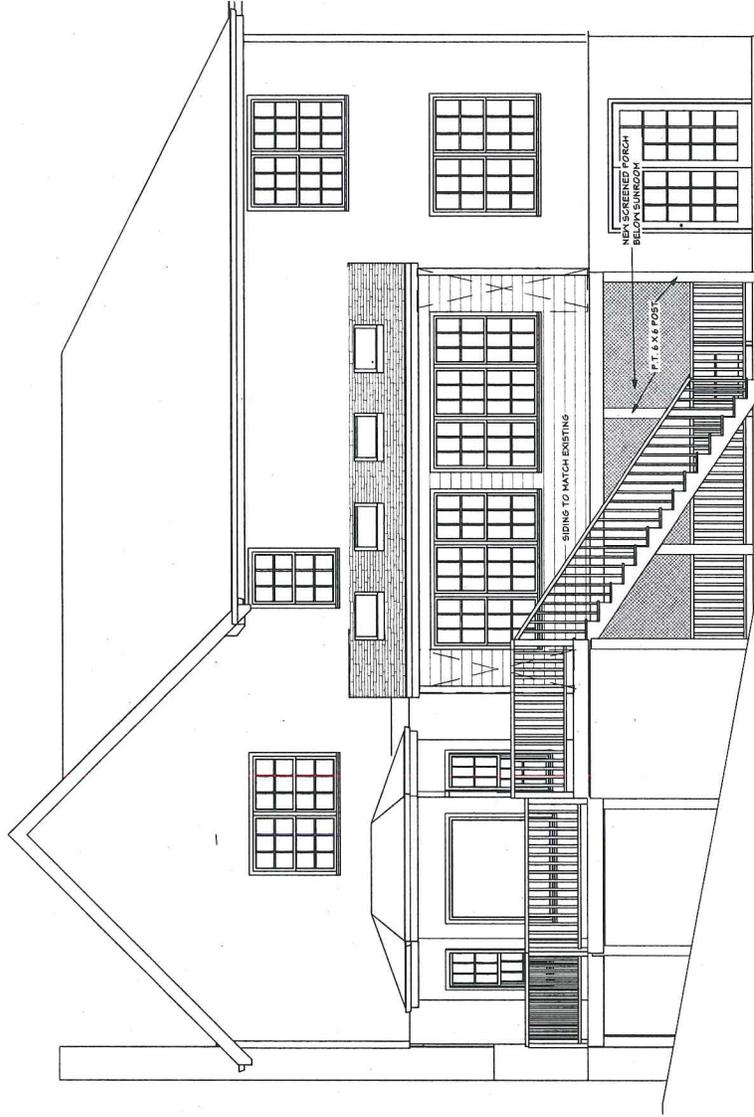
SHEET  
**A.3**



LEFTSIDE ELEVATION  
1/4"=1'-0"



RIGHTSIDE ELEVATION  
1/4"=1'-0"



REAR ELEVATION  
1/4"=1'-0"

**DISCLAIMER**

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY AND ALL PERSPECTIVE DRAWINGS ENCLOSED IN THESE DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**CLIENT NAME & ADDRESS**

**BOWERS RESIDENCE**  
13707 STONEHUNT CT.  
CLIFTON, VA. 20124

**REVISIONS**

- |   |  |
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| 1 |  |
| 2 |  |
| 3 |  |

DATE: 01-09-2011  
SCALE: AS SHOWN  
DRAWN BY: NHW  
FILE: BOWERS REAR  
NAME: ADD\_PERMIT.18X24

SHEET

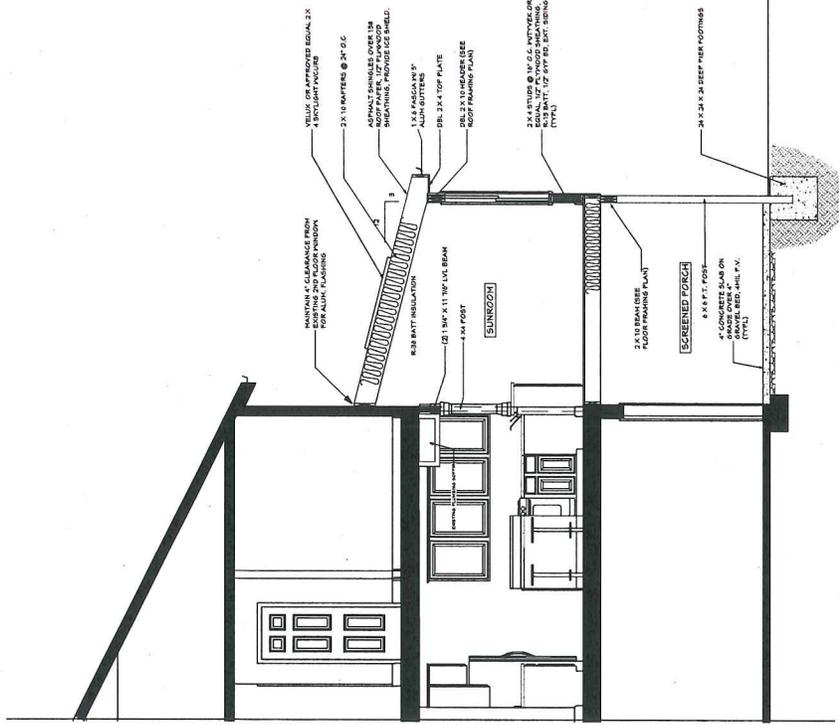
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**WEST ARCHITECTURAL DESIGNS LLC.**

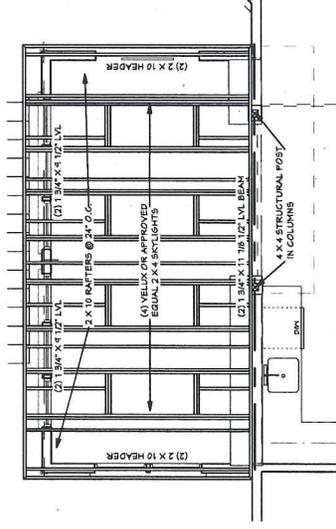
3500 HOMEMAND TER COLNEY MD. 20832

MAIN: (301) 576-6741  
FAX: (301) 576-6742

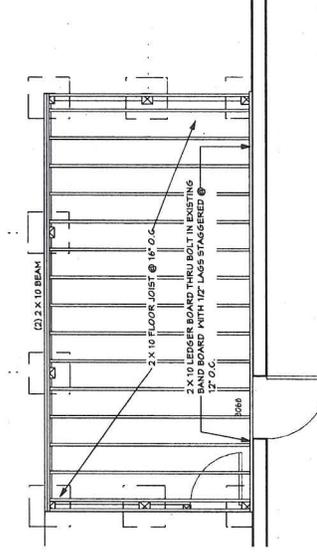
natewest00@verizon.net  
www.westarchitecturaldesigns.com



REAR ELEVATION  
1/4"=1'-0"



ROOF FRAMING PLAN  
1/4"=1'-0"



1ST FLOOR FRAMING PLAN  
1/4"=1'-0"

**DISCLAIMER**  
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**WEST ARCHITECTURAL DESIGNS LLC.**  
 3500 HOMELAND TER OLNEY, MD. 20832  
 natewest00@verizon.net  
 www.westarchitecturaldesigns.com  
 MAIN: (301) 570-6741  
 FAX: (301) 570-6742

**CLIENT NAME & ADDRESS**  
 BOWERS RESIDENCE  
 13707 STONEHUNT CT.  
 CLIFTON, VA. 20124

REVISIONS
1
2
3

DATE:	01-05-2011
SCALE:	AS SHOWN
DRAWN BY:	NHP
FILE NAME:	BOWERS REAR
ADD. PERMIT NO.:	18264

SHEET  
**A.5**

Application No.(s): \_\_\_\_\_  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 4/26/11  
 (enter date affidavit is notarized)

I, Stephen Scott Bowers, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below

111899

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Stephen Scott Bowers	13707 Stonehunt Ct. Clifton, VA 20124	Applicant / Title Owner
Susan Mary Bowers	13707 Stonehunt Ct. Clifton, VA 20124	Title Owner

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
 \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 4/26/11  
(enter date affidavit is notarized)

111899

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

**(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)**

**CORPORATION INFORMATION**

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 4/26/11  
(enter date affidavit is notarized)

111899

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, and zip code)

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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111899

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 4/26/11  
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111899

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)  Applicant [ ] Applicant's Authorized Agent

Stephen S. Bowers (Applicant)  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26<sup>th</sup> day of April, 2011, in the State/Comm. of Virginia, County/City of Fairfax.

Kimberly [Signature]  
Notary Public

My commission expires: 8/31/14

APR 25 2012 13707 Stonehunt Court, Clifton 20124

Stephen Bowers (Applicant)

**Zoning Evaluation Division**

### Statement of Justification – New Addition for Backyard

The primary purpose of the addition is to create a larger eating area by enlarging our kitchen located on the main floor of the house. Furthermore, since the slope of our lot provides us a walkout basement, the area under our new addition would have a patio with screened porch to create more livable area.

Our existing house has a two-level deck which does not get much use. Our proposed change is to remove a portion of that deck and replace it with additional living space. The proposed 200 sq. ft. addition will encroach approximately 9.15 ft. within the minimum required back yard setup of 25 ft.

The following is the required pertinent data which complies with Section 8-011:

Category	Description
A	Type of Operation Residential
B	Hours of Operation 24/7
C	Estimated number of residence 5
D	Proposed number of employees 0
E	Estimate of traffic impact of the proposed use None
F	Vicinity or general area to be served 13707 Stonehunt Court Little Rocky Run Community Clifton, VA
G	Description of building façade and architecture of proposed new addition New addition façade will match existing vinyl siding color, new roof on addition will match current roof pitch and shingle color, additional windows will be more energy efficient and esthetically pleasing to neighboring houses, remaining deck will be rebuilt with better weather-resistant material, height of new addition is proportionate to existing structure
H	List of Toxic substances None

### How proposed use conforms to ordinance 8-922 relating to setback of minimum yard requirements

#	Provision	Comment
1	Yard requirements subject to such special permit	Our property complies with paragraph A of said provision. Furthermore, the proposed addition will be within 50% of the existing setback requirement of 25 ft.
2	Such reduction shall not result in the placement of a detached accessory structure in a front Yard	The addition is in the rear of the yard.
3	This special permit shall only apply to those lots that contain a principal	The existing structure built in 1987 does comply with the 25ft. rear setback requirement.

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	structure and use that complied with the minimum yard requirements in effect when the use or structure was Established	
4	The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request	The proposed square footage of the new addition is 200 sq. ft. If this number were doubled to include the patio under the addition, the resulting 400 sq. ft. is within the 150% of the total square footage of the existing structure (2,618 sq ft.).
5	The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the Site	The 400 sq. ft total addition space represents only 15% of the total existing living space. Only 200 sq. ft. is fully enclosed and considered additional living space. This addition is subordinate to the existing structure and is really considered only an extension of the existing kitchen.
6	The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot	The new addition will match existing architecture by using consistent building materials and color. Height of new addition is proportional to existing structure. Scope of addition is consistent with other additions performed in the Little Rocky Run community.
7	The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director	The proposed addition does not remove nor displace any existing natural vegetation or trees.
8	The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff	The new addition will essentially replace our current deck, therefore, we are no closer to our neighbors than we are currently. I have made arrangements with our neighbors behind our property to direct water runoff into the stormwater collection area to the North of our property. This does not occur today.

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### Statement of Ownership

I am the owner of the property at 13707 Stonehunt Court in Clifton, VA. My wife Susan Mary Bowers is also on the Title to our property. The attached print out from the Fairfax County iCare system lists the owners as Stephen S. and Susan Bowers.

### Compliance with Article 7

The proposed addition is within a residential property and is not located within an historical site. Consequently, I believe this special permit is not germane to nor violate anything in Article 7 of the Fairfax County zoning ordinance.

**8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

**8-903 Standards for All Group 9 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

### **8-922 Provisions for Reduction of Certain Yard Requirements**

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:
  - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
  - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
  - C. Accessory structure location requirements set forth in Sect. 10-104.
  - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
  - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
  - B. Total area of the property and of each zoning district in square feet or acres.
  - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
  - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
  - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
  - F. Means of ingress and egress to the property from a public street(s).
  - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
  - H. If applicable, the location of a well and/or septic field.
  - I. Existing and proposed gross floor area and floor area ratio.

- J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
  - K. The location, type and height of any existing and proposed landscaping and screening.
  - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
  - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.